



Introducing
North Barn
Hockering

SOWERBYS

Upon arrival at North Barn, prospective tenants are immediately welcomed into a grand entrance hall which leads to the sprawling single storey accommodation. Without doubt the hub of this spectacular barn conversion is the elegant open plan living area which allows for both entertainment and reception at all times of the day.

Home to a wealth of both cupboard and worktop units in addition to a central island, the contemporary fitted kitchen is ready for those looking to display their culinary skills. The kitchen features a rangemaster cooker with induction hob and an LG fridge freezer with space ready for a dishwasher to be installed. The kitchen is complete with a neighbouring pantry cupboard.

Flooded in natural light, the open plan versatile sitting area enjoys an uninterrupted, enchanting countryside aspect. Featuring a newly installed wood burner, the sitting area provides an unrivalled spot for relaxing amongst the upcoming summer months. The adjoining hallway, home to a cloakroom with wash basin and WC leads to the bedroom and bathroom accommodation.

The principal bedroom within the barn is a generous double room benefitting from a fitted wardrobe in addition to a luxury en-suite comprising a walk in shower, wash basin, WC, a heated towel rail and wall mounted mirror. The principal bedroom is complete with french doors leading to an 'Al Fresco' patio area. The second bedroom, another comfortable double room, again benefits from an en-suite facility featuring a walk in shower, wash basin, WC and wall mounted cupboard.

Both the third and fourth bedrooms are comfortable double rooms which complete with fitted wardrobes boast adequate dimensions for all traditional furnishings. Both bedrooms have the versatility to alternatively be utilised as an office/study for those working remotely. Complimenting the bedrooms, the main bathroom comprises a waterfall shower over bath, wash basin, WC, a heated towel rail and wall mounted mirror. Internally, the barn is complete with a utility room providing space for both a washing machine and tumble dryer.

Externally, North Barn is approached via private driveway, which complete with an EV charger provides parking for up to four vehicles. The private courtyard style garden features paving slabs, a combination of gravel and stepping stones with boarding railway sleeper beds, all complimenting a feature outdoor rustic shower, allowing prospective tenants

to be at one with nature. The barn is surrounded by enchanting Norfolk countryside, providing a real sense of peace of tranquillity.

Available now on an initial 12 month tenancy.

HOCKERING

The small village of Hockering is just east of Dereham and north west of the city of Norwich. Quiet lanes and footpaths surround its rural location, perfect for exploring the Norfolk countryside on foot or by bicycle. The church of St Michael is a traditional 14th century church, located on The Street. Hockering is expanding rapidly and has a brilliant village shop, open 7 days a week, a post office and garage and located also just 12 miles from Norwich airport. There's great access to private schools as well as good village schools.

The cathedral city of Norwich is just 12 miles away: an enclave of culture and creativity, its perfectly preserved medieval streets are home to a thriving community of small businesses, a vibrant food scene and an established arts culture. In the 11th Century, Norwich was the second largest city in the country, and today is still the UK's most complete medieval city. The historic cobbled streets of Elm Hill will lead you past Tudor architecture, merchant's houses, thatching, individual homes, speciality shops and small cafes, toward the 1,000-year-old Norwich Cathedral.

When the bright lights call, trains to Liverpool Street take just 90 minutes, and the city's airport flies to a number of UK destinations, as well as direct to Amsterdam.

AGENTS NOTES

No Pets

Unfurnished

Available Now

12 Month Initial Tenancy

Air Source Underfloor Heating

COUNCIL TAX

To be confirmed.

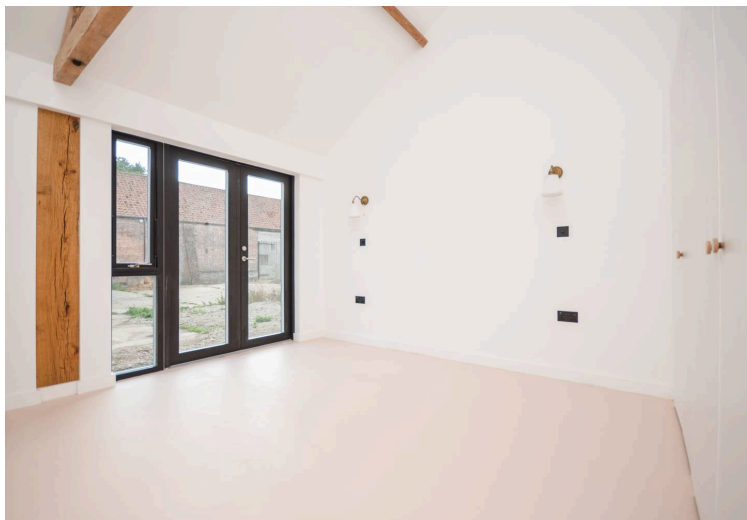
ENERGY EFFICIENCY RATING

To be confirmed. The reference number or full certificate can be obtained from Sowerbys upon request.

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number.

LOCATION

What3Words: [///outbound.last.lure](#)



SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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