



Highview Barn  
Church Farm, Church Lane | Tibenham | Norfolk | NR16 1QD

# LARGE AND LUXURIOUS BARN



This large and beautifully finished barn conversion awaits new residents. Here is room for everyone and everything – whether you're a large family, you all work from home, or have elderly relatives to consider. With generous reception rooms, six bedrooms and three bathrooms, everyone can be accommodated with ease and in comfort.



# KEY FEATURES

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- Fabulous Barn Conversion
- Wonderful Farm Land Views
- Rural Position
- Spacious Accommodation Throughout
- Commodious Drawing Room With Vaulted Ceiling
- Superb Fitted Kitchen Breakfast Room With Large Shaped Island Unit
- Utility Room and Cloakroom
- Six Generous Bedrooms or Five and Study/Home Office
- Two En Suite and Family Bathroom
- Charming Enclosed Gardens and Large Parking Area

Dating, according to its listing on Historic England, from the 17th century the barn is said by the current owners to have been rebuilt in around 1800 reusing old timbers. Between 2011 and 2013, it underwent another renovation in a conversion carried out by the owner. Working on it almost single-handedly, he carefully and thoroughly carried out groundworks and installed new foundations. He then replaced the sole plate all round and rebuilt the brickwork beneath it. Now clad in traditional black boarding with pantiles above, the barn has masses of visual appeal as well as being structurally sound.

## Step Inside

Formal entry from the front is into a prominent entrance hall jutting from the main elevation, though there is also a rear entry into the wing behind. Elegant reflective stone flooring continues throughout the ground floor, and beneath it underfloor heating powered by a ground source heat pump. This last is so efficient that radiators upstairs are rarely used. Glass doors from the entrance hall lead into the enormous central living room. At thirty feet long and with braced timber roof arches along its length, this magnificent room has the grandeur of a baronial hall. Ancient oak studwork rises to a suspended ceiling at one end of the enormous room while, at the other end, oak rafters soar skywards in the double-height vaulted dining area. A door leads directly into the kitchen where beams and history are left behind. Here all is gleaming white modernity and practicality. An elliptical central island and a curved bank of integrated fridges and freezers soften the lines of this otherwise almost space-age design. Black granite counters are smart and practical in equal measure, and even the most ambitious of cooks won't run out of oven space – here are two eye-level ovens and, above them, a microwave and a steam oven. Of generous proportions, this is a sociable kitchen with plenty of room for company to mill about or sit around the island.





# KEY FEATURES

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## Single Storey Living

A small suite of rooms on the ground floor is ideal for anybody not keen on stairs. A hallway off the sitting room gives onto a study – which might equally be a bedroom – and a larger master bedroom. A splendid walk-in wardrobe, almost a dressing room, and a wet room make this a wonderful independent apartment, whether for houseguests, elderly parents or older children. Also downstairs are two WCs and a large utility.

## Exploring Upstairs

The first floor can be accessed by three different staircases, bringing great flexibility of use with options for privacy and separation. The main staircase brings you to a suite of two bedrooms with a jack-and-jill bathroom. From the larger room, a small set of steps leads up to a study, making a wonderful bedroom/study area for a young person. A second staircase at the end of the building's other wing rises to a large attic-style room lit by skylights and benefitting from masses of under-eaves storage and its own bathroom. Finally, a spiral staircase in a corner of the sitting room leads to another large bedroom above.

## Step Outside

To the rear of the property is a large south-facing terrace, sheltered in the lee of the building's two wings. Smart porcelain tiles in a geometric pattern are bordered by gravel walkways, making this a very low maintenance area. The owners have greatly enjoyed holding barbecues here, a wonderful spot for entertaining. The hot tub, from where you can gaze up at the starry Norfolk skies, is staying with the property. To the front of the house is parking for numerous cars, a lawn and several mature shrubs. Here is also an underground rain harvester, currently not in use but which might be easily reactivated. The entire plot is enclosed in smart new fencing, welcome news for dog owners.

## On The Doorstep

A quiet community deep in the Norfolk countryside, Tibenham now benefits from a recently reopened pub which organises public events and live music. Who knows – James Stewart may have drunk in here when he was a squadron commander at the nearby airfield.





































# INFORMATION



## How Far Is It To

Connectivity is good with a choice of urban destinations all relatively close by. Diss, with regular trains on the London to Norwich mainline, is about a quarter of an hour away by car, as is Wymondham. Attleborough and Long Stratton are not much farther and Norwich can be reached in just half an hour.

## Directions

What Three Words Location

Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words.... scarcely.stump.mingles

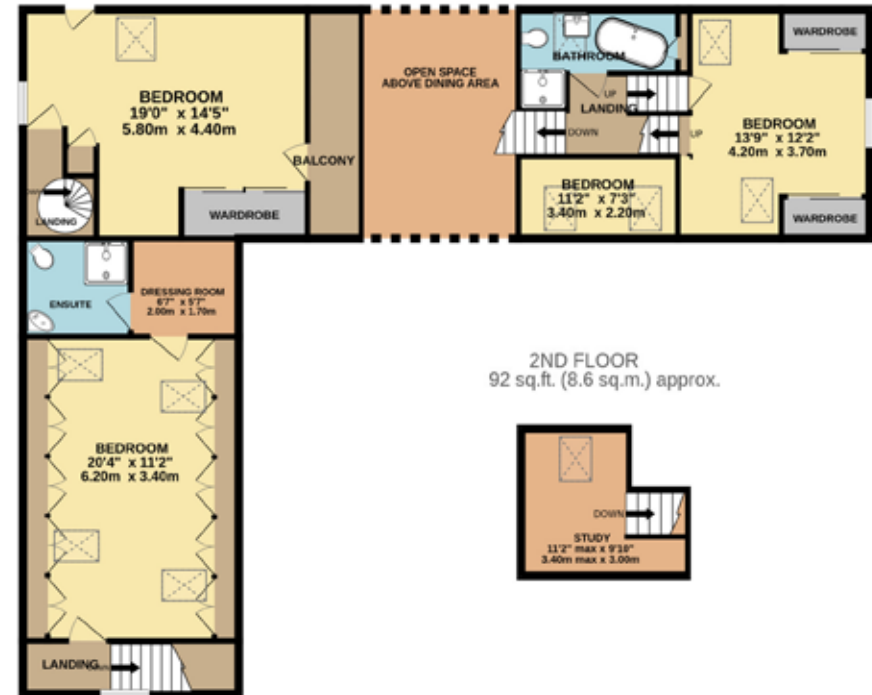
Services, District Council and Tenure Ground Source Heating - underfloor to ground floor and radiators on first floor, Mains Water & Electricity, Private Drainage (Treatment Plant)  
Broadband Available - we are informed that there is fibre to the property -please see [www.openreach.com/fibre-checker](http://www.openreach.com/fibre-checker)  
Mobile Phone Reception - varies depending on network provider  
Please see [www.ofcom.org.uk](http://www.ofcom.org.uk) - to check Mobile/Broadband Availability  
South Norfolk District Council - Tax Band F.  
Freehold

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		92   A
69-80	C	81   B	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

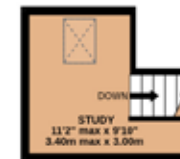
GROUND FLOOR  
1695 sq.ft. (157.5 sq.m.) approx.



1ST FLOOR  
1306 sq.ft. (121.3 sq.m.) approx.



2ND FLOOR  
92 sq.ft. (8.6 sq.m.) approx.



TOTAL FLOOR AREA : 3093 sq.ft. (287.4 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.





# FINE & COUNTRY

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