



'Exquisite Converted Barn'
Redenhall, Harleston, Norfolk | IP20 9QR

WELCOME



"This stunning period barn conversion is set within breathtaking landscaped gardens of over an acre (STMS) and is presented to an exceptional standard in a peaceful, rural location. The property features five spacious bedrooms, a striking open-plan kitchen and breakfast room, a wonderful dining hall, and a superb annexe within the main building. Awash with charming period and architectural features, this fantastic home has been beautifully converted to offer an abundance of character and timeless appeal."







- Stunning Period Red Brick Barn Conversion
- Substantial Accommodation Throughout
- Excellent Annexe Within the Main Building
- Beautiful Landscaped Gardens - Extending to Around 1.3 Acres
- Around 3600 Square Feet Plus Garage and Store
- Delightful Rural Position with Meandering Driveway
- Five Comfortable Bedrooms
- Excellent Dining Hall
- Great Open Plan Kitchen Breakfast Room
- Highly Recommended

Offering plenty of space and rustic elegance, this wonderful period barn conversion proudly celebrates its origins, boasting a harmonious blend of original features and modern additions. Admire the craftsmanship of the exposed timbers as they draw your gaze upward toward the dramatic vaulted ceilings. The current owners have lovingly maintained and enhanced this splendid barn, creating a captivating family home brimming with character.

Luminous Living

One of the most striking impressions throughout the property is the remarkable sense of light and space. Every opportunity to maximize natural illumination has been artfully embraced, resulting in a multitude of large windows and glass doors that bathe the interior in an abundance of natural light.

Upon entering, you are welcomed by a bright, open-plan reception area, offering an early indication of the architectural richness that defines this home. Exposed brickwork and original oak beams immediately catch the eye, complemented by charming details such as authentic latch ironmongery.

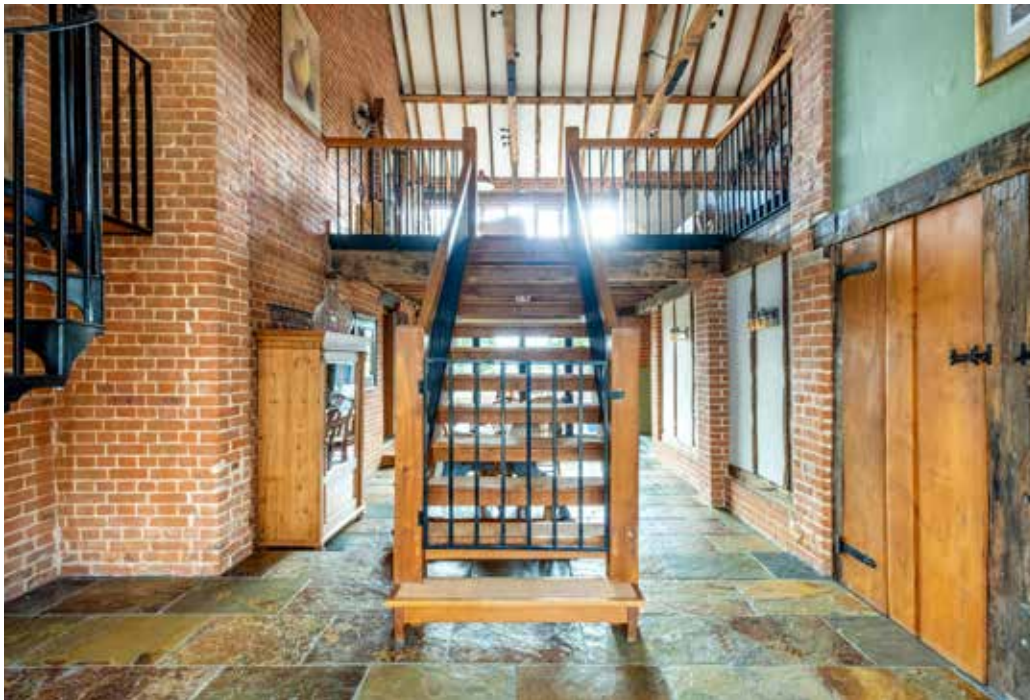
A staircase ascends from this space to the first floor, while a charming spiral staircase to the left of the entrance leads to the annexe's second bedroom, making it a versatile space that can be accessed from either side.

Behind the main staircase, a formal dining space provides an inviting setting for meals, and it's easy to see why this spot was chosen for dining. Wide doors open from this area onto a generous patio, creating a seamless indoor-outdoor entertaining experience and offering captivating views of the superb garden.

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







Annexe Living: Flexibility and Comfort

For families seeking a multi-generational living opportunity, the property includes a self-contained annexe, accessible internally via the dining area and externally through a separate front door. This thoughtful design allows for independent living while maintaining close proximity to the main home—ideal for a young adult or an older relative who values both autonomy and connection.

The annexe living room is a bright and welcoming space, featuring double-aspect windows and generous proportions. Exposed beams traverse the ceiling, adding character and charm. A staircase provides private access to two first-floor bedrooms, ensuring a sense of exclusivity within this section of the home.

The well-appointed annexe kitchen/dining room includes a range of under-counter and wall cabinets, an integral oven and microwave, and ample space for a dining table. Large windows frame lovely views of the garden, making this a delightful place to cook and gather.

Back through the dining room, you'll find access to a superb master bedroom. As with many other rooms in this remarkable home, it boasts original beams and exposed brickwork, exuding warmth and character. The adjoining bath/shower room is a luxurious retreat, featuring a clawfoot bath, a spacious corner shower, and a dressing area. Stylishly decorated, these spaces evoke the charm of a boutique hotel. Next to the master bedroom is an additional bedroom, offering versatility as a nursery or home office.

The spacious kitchen/diner is a chef's dream and a truly inviting space for cooking and relaxation. Sunlight floods the room through a series of windows that showcase picturesque garden views. A set of glass doors leads to a large patio—the perfect spot for enjoying your morning coffee while listening to birdsong.

The kitchen mirrors the rustic elegance of the home, with exposed brickwork, original beams, and a striking vaulted ceiling that enhances the sense of space. Custom cabinetry seamlessly integrates with the overall aesthetic, combining practicality with timeless design.

Completing the ground floor is a useful utility room and a cloakroom, adding to the home's functionality and convenience.



The Annexe







First Floor

The first floor of this dream home is equally as unique. A notable feature is the sizeable living room/snug, which serves as a welcoming family space or entertainment area. A wood burner adds an attractive centerpiece to the room, but it's the captivating view through the expansive array of large windows that truly takes center stage. This is a place where you're invited to sit back, relax, and fully immerse yourself in the stunning garden views.

There are three generous double bedrooms on the first floor. Bedroom 2 is accessible from the main staircase and is located off the first-floor sitting room. This is a lovely room with large windows and painted beams. It benefits from a spacious en-suite shower room, which is decorated in a striking monochrome palette, featuring stylish subway-style wall tiles. Bedrooms 3 and 4 are accessed via the sitting room in the annexe, where you'll also find a good-sized family bathroom.

Step Outside

The property is accessed via a private driveway with ample parking for numerous vehicles. It is also equipped with a large garage that offers first-floor storage. With the necessary planning permission, this area could be ideal for conversion.

The gardens surrounding the property are truly magnificent, reflecting the immense care and attention invested by the current owners. The plot is well-established, with a fantastic selection of mature trees, plants, and topiared hedges. A small wooded area and pond provide a welcoming habitat for local wildlife and offer a charming space to explore. Most of the gardens are laid to lawn and bordered by well-established planting. Thoughtfully placed seating throughout the garden is strategically positioned to take full advantage of the diverse viewpoints. The property also features a useful vegetable plot and a greenhouse. A large store/outbuilding provides ample storage for garden equipment and a practical workshop space.

Located in the picturesque countryside along the Waveney Valley, the sought-after village of Redenhall lies just over two miles from the historic town of Harleston, which boasts a diverse range of amenities, including a supermarket, schools, GP surgery, dentist, cafes, restaurants, and pubs. The nearby market town of Diss offers further facilities, including a mainline train station with regular, swift connections to central London in just 90 minutes.

















STEP OUTSIDE

Agents Notes

Tenure: Freehold

Local Authority: South Norfolk District Council – Band E

Services: Mains Water, Electricity & Gas, Private Drainage, Gas Fired Central Heating. There is underfloor heating to most of the barn. Radiators to the Bedrooms in the annexe.

Broadband Available – Current provider is BT - please check www.openreach.com/fibre-checker

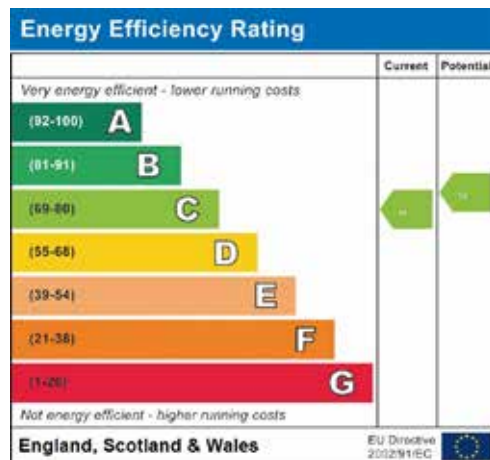
Mobile Phone Reception - varies depending on network provider Please see www.ofcom.org.uk - to check

Electric Vehicle Charging point attached to the main garage.

Directions: Proceed from the market town of Diss along the A140 in the direction of Norwich. At the third roundabout take the third exit signposted Redenhall. Continue for a short distance and the property can be found on the right-hand side set back from the road on the brow of the hill.

Postcode - IP20 9QR

What 3 Words Location: Every 3-metre square of the world has been given a unique combination of three words. Download the app and use the following three words to pinpoint the exact location of the property - [sends.resources.newly](https://www.sends.resources.newly)







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