



Mill Farm Barn
Little Cressingham | Norfolk | IP25 6NT

THE GREAT ESCAPE



This outstanding five-bedroom (Including a two bedroom integral annexe) barn conversion in Little Cressingham offers over 4,500 sq ft of beautifully crafted living space, set around a central courtyard on a peaceful country lane. Bursting with character with exposed brick, wooden beams, arched windows and stone floors, the home balances generous proportions with attentive design. Highlights include underfloor heating, a double garage with EV charging and breathtaking rural views. The flexible layout suits both family life and entertaining, while the setting offers privacy and a strong sense of connection to the surrounding landscape. Ready to make it your own.



KEY FEATURES

- Wonderful five bedroom barn conversion including a two bedroom integral annexe
- Over 4,500 square feet of living space
- Set in grounds of around 1.23 acres (stms)
- Exceptional character features throughout
- Underfloor heating and 4KW solar panels
- Central courtyard with remote electric gates
- Double garage with EV charging and a large drive with parking for multiple vehicles
- A short drive to Thetford and train links to London
- Breath taking country views

Some homes are just places to live, but others offer so much more - a way of life, a sense of space and a connection to the surrounding landscape. This stunning five-bedroom barn conversion which includes a two bedroom integral annexe, is one of those rare gems. Tucked away on a peaceful country lane, surrounded by fields and offering a generous 4,500 square feet of beautifully designed living space, this exquisitely designed home is both spacious and welcoming.

Step Inside

The property is centred around a private courtyard, with a U-shaped layout that creates a natural flow between rooms and offers peaceful spots from which to enjoy the stunning countryside views. The design connects the living spaces effortlessly, with many rooms either looking out onto or opening directly into the courtyard. This sheltered outdoor space is more than just part of the garden; it feels like the home wraps around you, providing a private retreat. Add planters, a bistro set or a recliner for warmer afternoons. Pull up a chair with a coffee and your laptop for a shift in your work-from-home routine. Whether you keep it simple or style it up, it's a private spot with plenty of potential.

The entrance to this beautiful home is through a spacious, welcoming porch that doubles as a practical storage space for coats and shoes. Inside, the design tips its hat to the elegant arches of the barn's original windows. You'll spot gentle curves echoed throughout, from the charming, exposed brick detailing above the internal arched windows to the softly rounded granite worktops and the sweeping curve of the kitchen island that practically invites you to lean in for a glass of wine. Even the doorways have joined the curve club, arching their way from room to room with a quiet nod to the building's character.

Cook, Eat, Entertain

At the heart of this much-loved home, the kitchen/breakfast room is both a space to cook and to gather. Cream-coloured shaker-style cabinets and exposed brick add character and the dual-aspect windows wash the room with cheerful light and invite you to drink in the wonderful garden views. A separate utility room keeps everything running smoothly behind the scenes





KEY FEATURES

The sitting and dining room is designed for both comfort and grandeur. Sunlight spills through the soaring two-storey window, infusing the room with light and openness, while a wood-burning stove brings warmth on crisp evenings. It's the kind of room that makes slow Sunday afternoons feel special and the exposed brickwork and beams serve as a reminder that this family home is rich in character. Adjoining this room is a generous study with views onto the courtyard.

Annexe Space

With two ground-floor bedrooms, this home offers incredible flexibility. Whether you need guest rooms, a hobby space, an exercise room, a second study, or even a creative studio, the possibilities are endless. At the far end of the property, two well-appointed bedrooms are already set up, one with an en-suite shower room, along with a fitted kitchen and cosy sitting room. If you're searching for a home that effortlessly accommodates multi-generational living, this one could be the perfect fit.

On the opposite side of the property, you'll find the sunroom - a bright and welcoming space with doors that open onto the central courtyard. It's the perfect room to keep the party going, whether you're drifting in from the garden as the evening cools or curling up by the woodburning stove with a drink in hand. Cosy in winter, airy in summer, it's a space that's perfect for entertaining all year round.

Exploring Upstairs

The principal bedroom is a place to wake up slowly, with breathtaking countryside views stretching beyond the window. Its ensuite shower room adds privacy, making mornings seamless and unhurried, and a large walk-in wardrobe provides ample storage. Also on this floor is a second generously sized bedroom, complete with an ensuite and walk-in wardrobe. Across the landing, a third single bedroom makes an ideal children's room.

Step Outside

Electric gates welcome you into the property, unveiling a sweeping driveway that leads to a spacious double garage and workshop space - perfect for storage, tinkering, or charging your EV. A separate garden storage building ensures there's space for everything, from tools to outdoor furniture. Set within approximately 1.5 acres (STMS), the grounds feel like your own private sanctuary. Rolling lawns are interspersed by mature trees and shrubs, creating a setting that's both peaceful and picturesque. A dedicated growing area, complete with a greenhouse and raised beds will tempt those with a passion for fresh produce, allowing you to harvest your vegetables just steps from your kitchen.

































INFORMATION



Beyond the beauty of the grounds and the character of the property, it's the lifestyle this home offers that truly distinguishes it. Mornings here begin with fresh country air and the sound of birdsong, as the pace of life slows in tune with nature. Whether it's peaceful walks along quiet lanes, evenings beneath expansive starlit skies, or simply taking in the ever-changing views of the countryside, this home offers a genuine sense of escape.

On The Doorstep

Little Cressingham is located just 3.2 miles from the historic market town of Watton, a charming town in the heart of Norfolk, known for its rich history and beautiful countryside. Watton offers a vibrant community with a range of local shops, cafes, and pubs, all within easy walking distance. It is also home to several local schools, making it an ideal location for families. Closer to home, the nearby village of Great Cressingham is home to the delightful 17th-century pub, The Olde Windmill, where you can enjoy a warm welcome, refreshing real ales, and delicious food.

Agents Notes

Tenure: Freehold

Local Authority: Breckland District Council – Band F

Services: Mains Electricity, Water and Drainage. OFH, underfloor in Kitchen and Morning room. Solar Panels with Feed in Tariff - Electric Vehicle Charging Point linked to Solar panels. The property benefits from water softener.

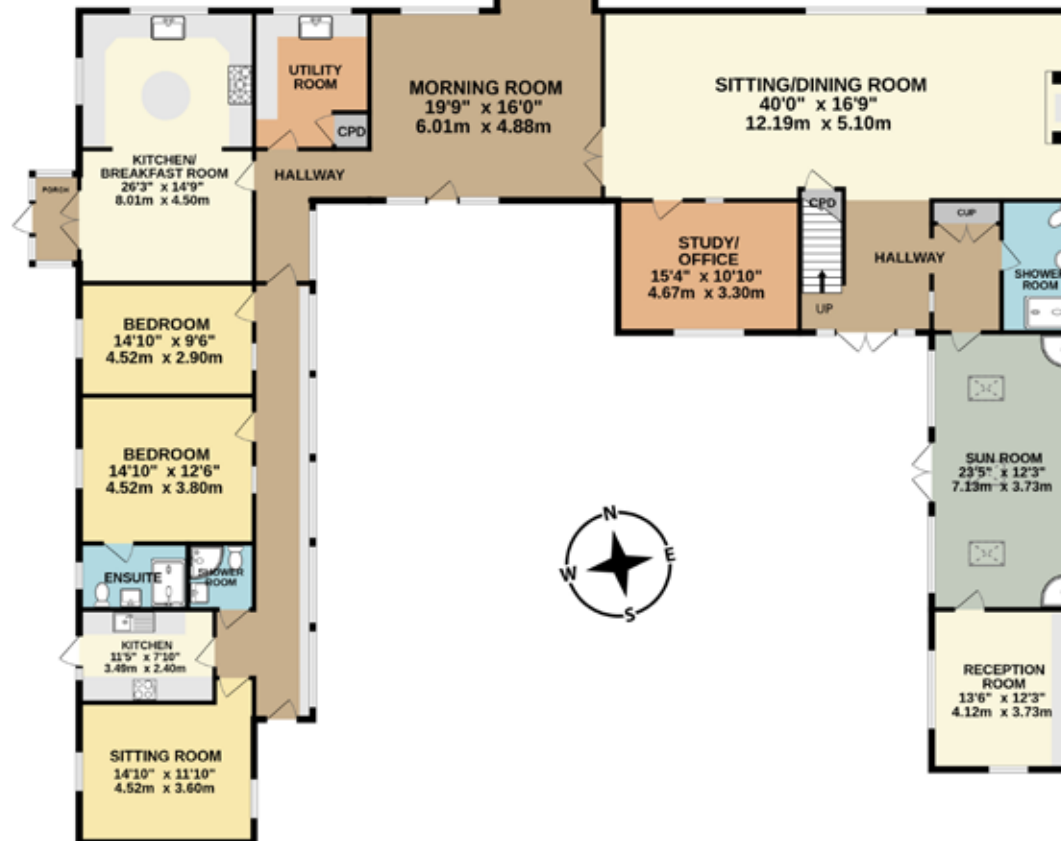
Broadband: current provider is Starlink; Buyers will need to satisfy themselves as to speeds and availability with their chosen provider.

Mobile phone: buyers will need to satisfy themselves as to how their chosen network performs in this area.

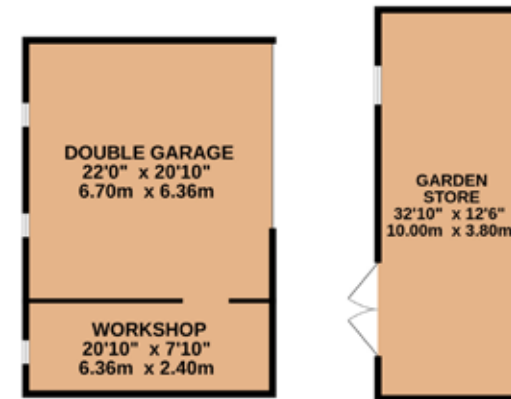
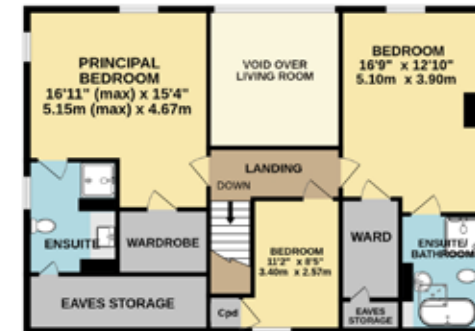
Directions: From Diss head west on the A1066 to Thetford and then take the A134 to Mundford. From Mundford turn right towards Swaffham on the A1065, and then turn right on the B1108 towards Watton. Turn left onto Pilgrims Way and then left onto Fairstead Lane. The property is the last on the left, after about 500m.

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 /// remain.steady.fountain.

GROUND FLOOR
3412 sq.ft. (317.0 sq.m.) approx.



1ST FLOOR
1037 sq.ft. (96.3 sq.m.) approx.



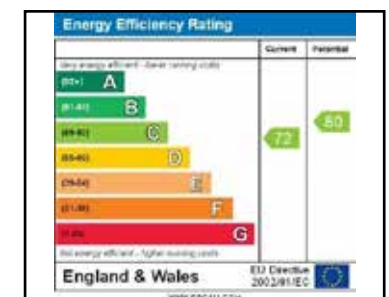
Same space on floor above Workshop

TOTAL FLOOR AREA (approx.)

Accommodation: 4449 sq.ft (413.3 sq.m) - Garage/Outbuildings: 1196 sq.ft (111.1 sq.m)

Measurements are approximate. Not to scale. Illustrative purposes only.

Produced for Fine & Country Estate Agent.



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.



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Fine & Country Regional Office
3 Navire House, Mere Street, Diss, Norfolk, IP22 4AG
01379 646020 | diss@fineandcountry.com

