



Mere Barn
Merton | Thetford | Norfolk | IP25 6QT

CONTEMPORARY COUNTRY LIVING AT ITS FINEST



Tucked away on a peaceful private lane, this beautifully designed link detached four-bedroom barn conversion, completed in 2017, offers the perfect fusion of contemporary styling and countryside charm. With spectacular vaulted ceilings, exposed timber features, and generously proportioned living spaces, this is a home built for both comfort and with easy access to road and rail commuter links.



KEY FEATURES

- A Beautiful Four Bedroom Barn Conversion
- Wonderful Vaulted Living Room With Wood burner
- Fantastic Principal Bedroom With Ensuite
- Large And Social Kitchen Diner With Range Cooker
- A Wonderfully Generous Garden Of .3 of an acre (stms)
- Parking For Multiple Vehicles
- Two Bay Cart Lodge And Garage/Shed
- Only 20 Minutes From Attleborough And its London/Cambridge train links
- A Quiet And Peaceful Country Location
- Immediate Access To Country Walks

The current owners were drawn to this property initially because of the wonderful character features that come with a barn conversion - vaulted ceilings, wooden beams and large windows at the back of the house swathing the home with light. The large garden was a real bonus for a young family, safe and easily housing play equipment. Added to this was the convenient location - a supermarket just minutes away, an extremely safe lane for young children to enjoy their bike and Peddars Way is on the doorstep for country walks. Whether a family, or professional couple who enjoy entertaining, or perhaps retirees looking for a tranquil yet convenient setting with space for family to visit, this home has it all.

Step Inside

A pretty path guides you to the front door and once inside, a fabulous wide entrance hall with practical hard flooring sets the scene. Immediately on the left is the ground floor WC and then two beautifully proportioned double bedrooms, one with chic ensuite. These could easily double as hybrid working from home space, a playroom, or a separate snug for older children. The open plan living seamlessly integrates a well-equipped kitchen with space for an American fridge freezer, a range cooker and ample workspace making it easy for guests to linger over conversation with a glass of wine whilst dinner is prepared.

The kitchen also has a side door, often used by the current owners as the main entrance especially during inclement weather, when shopping (and passengers) can be unloaded from the car under the 'covered way'. The open plan interior is perfect for entertaining, featuring a spacious dining area alongside the sitting room zone with feature wood burner. A wonderful, vaulted ceiling creates a light and airy feel complimented by the full height windows in this extraordinarily generous room. The space would also make an ideal spot for yoga practice for those buyers looking for a suitable retreat. Both the dining and seating zones have double doors to the recently added tiled conservatory featuring a further two sets of double doors to the garden. This space adds yet another dimension, whether used as a garden room, an extra lounge for gaming, or sports TV or a formal dining space - the possibilities are endless.





KEY FEATURES

Let Me Entertain You

This barn offers high-quality finishes throughout with exposed timbers, oak doors, and modern fixtures offering simple sophistication whilst embracing the comforts of modernity. The home is made for bringing people together and in summer the decking area at the end of the garden, added in 2021, comes into its own. With outside electrical plug sockets conveniently placed close by, you can add lighting and music and enhance the overall ambience of entertaining. This area of the garden is also really secluded and becomes a real sun trap from May to August offering a peaceful area for relaxing. In winter months the wood burner offers a cosy atmosphere, and entertaining inside is made simple with the open plan layout. The chef can cook up a storm whilst guests can take a seat, but all still join each other in conversation and keep the children in earshot.

Explore Upstairs

The generous entrance hall sees stairs rising to a large first floor landing where three further bedrooms are found. The fantastic principal suite with elegant, fully tiled ensuite shower room and fitted wardrobes is light and bright, and features bracing beams, a nod to the building's heritage. Two further double rooms offer wonderful far reaching field views, wonderful spots to take in stunning sunsets and share a fully tiled family bathroom, sleek and stylish and continuing the low maintenance theme.

Step Outside

The property benefits from a two-bay cart lodge and garage with parking for multiple vehicles, with access to the gardens from the parking area a great bonus. The rear gardens are mainly laid to lawn, populated by grand mature tree specimens and are fully enclosed so wonderfully safe for children and pets to roam free, and for play equipment too. A patio outside the conservatory could easily be extended to provide more space for alfresco entertaining and there is a wonderfully private, sheltered decking at the top of the garden providing a real sense of retreat to nature. This area could also make a great market garden area for those who fancy a bit of "the good life". Abundant wildlife lives around the barn, everything from squirrels and pheasants to muntjac and hares but for those who love planting, the fully enclosed garden keeps the wildlife safely in the wild!

On The Doorstep

Merton is a tiny rural hamlet offering simple country life and the chance to escape to nature. It is, nonetheless, just a fraction over a mile to the market town of Watton offering everyday facilities including GP Surgery, dentist, vets, independent shops, restaurants and pubs. So, although surrounded by fields, nature, and walking routes you are still so close to local villages with pubs, shops, and schooling from infant to high school.





























INFORMATION



How Far Is It To...

Nestled in the Norfolk countryside, Home Farm Lane offers the peace and quiet of rural life without sacrificing connectivity. You're just 20 minutes from Attleborough with direct trains to London & Cambridge and the nearby A11 takes you to Norwich in just 40 minutes or Thetford in 25 minutes. Further afield Bury St Edmunds is around 45 minutes away and historic Cambridge just one hour. For family fun and dog walking Brandon Park and Thetford Forest are close by and for beach lover's beautiful sandy stretches are just 30 minutes away at Gorleston.

Directions:

From Diss head west on the A1066 and turn right at Garboldisham onto the B1111. Follow the road until you join the A1075 at Stow Bedon. Follow the A1075 to Watton and turn left before the roundabout onto the Merton Road. Turn right at Merton onto the green and follow the track. Turn left onto Home Farm Lane. Follow the track and the property is on the left past the Farmhouse and Aristocats Cattery.

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... What 3 Words Location /// clock.veal.cured

Services, District Council and Tenure

Oil Central Heating

Mains Electricity

Bore Hole Water

Drainage – Private Treatment Plant

Broadband Available – Please check www.openreach.com/fibre-checker.

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

Breckland District Council – Band E – Freehold

Agents Note: A management company runs the bore hole and water treatment plant which requires a monthly subscription of £100 per month per household. Home Farm Lane is a private road which has 8-9 users who are obliged to pay for repairs every 4-5 years. Estimated £750 every 4/5 years subject to inflation.



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