



Cornfield Hall
Fersfield | Diss | Norfolk | IP22 2BH

SIMPLY SUBLIME



Set amidst sweeping wheatfields and mature woodland, we present a remarkable 4/5-bedroom Grade II listed barn conversion dating back to 1609. Meticulously restored and thoughtfully reimaged, this one-of-a-kind residence blends centuries-old character with contemporary sophistication, all within a peaceful and private rural setting just minutes from local amenities.



KEY FEATURES

Grade II listed Detached Barn Conversion.

Stylish Interiors

Field Views

No Onward Chain

4/5 Bedrooms

Professionally Designed Gardens

Arranged Mainly Across One Floor and Measuring Over 3,100 sq. ft.

A Life Less Ordinary

The current owners describe life at Cornfield Hall as nothing short of idyllic

“We wanted to live rurally, and this place has exceeded every expectation. Peaceful evenings, starlit skies, wildlife all around. Yet we’re just 15 minutes from Diss and its fast train to London. We rarely hear a neighbour – unless we’re sharing wine under the stars. From the sauna and secret room to the tower for G&Ts at sunset – it’s full of unexpected joys.”

Step Inside

Inspired Interiors. A dramatic double-height entrance welcomes you into the heart of the home – a magnificent reception hall with soaring ceilings, original limewashed oak beams, an open fireplace, and full-height windows that frame garden views and bathe the space in natural light. This sitting room come dining area has been cleverly zoned, ideal for entertaining and could also take a large dining table for more grand formal suppers. Just imagine a 15ft Christmas tree in here, twinkling lights with Holly & Ivy adorning the beams – what a magical space. The bespoke country kitchen is both beautiful and functional, designed for those who love to cook and with dining space here, guests can chat to the chef over a glass of wine, or children can have breakfast whilst packed lunches are prepared. Featuring custom cabinetry, granite worktops, a statement corner fridge, and the quintessential AGA, it’s a space where friends and family will naturally gather and linger over conversation and a cuppa. A pantry and ingenious study area connect directly to the integral double garage, offering practical luxury along with separate laundry room enhancing daily functionality.





KEY FEATURES

Stylish & Substantial

This most individual property, which dates back to 1609, has undergone extensive renovation including plumbing and rewiring, to become a spacious and characterful home with a stylish modern edge. During its conversion, the property was stripped back to the original oak frame and sensitively remodelled with modern materials, with none of the usual maintenance-intensive wattle and daub. The owners replaced flooring, the kitchen, carpets, limed the beams and redecorated throughout. The results speak for themselves - a perfect melding of ancient and modern, including excellent insulation and offers peace of mind to future custodians.

Good Night Sleep Tight

The bright dual aspect principal bedroom suite is a serene haven, with its private ensuite, and is complemented by two additional double bedrooms and a stylish family bathroom with plenty of elbow room for bathing little ones. Bedroom 5 at the end of the house is a cleverly tucked away space and would also make a fab snug, or home office with its own hidden surprise - a "secret" walk-in drinks cabinet concealed behind a bookcase, perfect for evening indulgence and offering such a unique quirk to this gorgeous home. Upstairs, a private guest suite - currently enjoyed as the owners' main bedroom - offers vaulted ceilings, garden views, and an expansive contemporary en-suite bathroom, wonderful for a long soak on a chilly evening.

An Idyllic Outdoor Lifestyle

From a quiet lane the home is approached via a sweeping gravel driveway, with off-road parking for several vehicles, as well as a double garage with direct access to the house. The pretty gardens approaching three-quarters of an acre were originally designed by a Chelsea Flower Show winner and have been thoughtfully imagined giving character to the outside, as well as several areas of interest to enjoy, crafted for both beauty and enjoyment. The sunken rose terrace is a picturesque setting for al fresco dining, while an oak-framed tower - complete with rooftop hot tub - provides a breathtaking spot to watch the sunset over the fields with a glass of something sparkling. The gardens offer several electrical and irrigation points throughout making maintenance simple. Tucked among the trees is a fully powered cabin, ideal as a studio, remote office, or workshop whilst nearby, a generous wood-clad sauna offers the ultimate in rural relaxation. The house is especially gorgeous in the summer months when it is surrounded by wheat/barley fields and the owners comments say it all : "As well as the high ceilings, limed beams, and sunny rooms, we have enjoyed the unexpected features, such as the wooden tower (G&T's in the hot tub as the sun goes down over the wheat fields), the lych gate, sauna and secret room. Privacy is also important to us, and we seldom see or hear our lovely neighbours, except when we meet occasionally for a glass of wine. The Chelsea-designed Garden always impresses our friends and has lots of hidey-places for the children too."





































INFORMATION



On The Doorstep

The property enjoys a discreet, edge-of-village position just outside Fersfield, with a network of scenic footpaths and bridleways on the doorstep. With wonderful neighbours and a warm welcoming village with a great community feel, people can get involved or enjoy seclusion if they prefer. The nearby village of Kenninghall (4 miles) offers excellent day-to-day facilities including a community-run shop with post office, bistro, GP surgery, two acclaimed pubs, a primary school, and a vibrant village hall.

How Far Is It To...

The well-served market town of Diss (4 miles) provides extensive amenities, supermarkets, and a direct mainline service to London Liverpool Street in approximately 1 hour and 30 minutes.

Directions:

From Diss proceed in a westerly direction along the A1066 and, having passed Blooms of Bressingham on the left hand side turn right signposted Bressingham village. At the 'T' junction at the top of the hill turn left along Fersfield Road, follow this road round a tight right hand bend then round a tight left hand bend which takes you into Hall Lane. Cornfield Hall will then be found as the last property on the right hand side just beyond Willow Farm. For those with Satellite Navigation the postcode is IP22 2BH

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 [///apricot.marsh.frog](http://apricot.marsh.frog)

Services, District Council and Tenure

Oil Central Heating
Mains Electricity & 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.
South Norfolk District Council – Band G- Freehold

Property - Cornfield Hall
 Approx. Internal Floor Area of House - 3130 Sq ft / 290.8 Sqm
 Approx. Internal Floor Area of Outbuildings - 292 Sq ft / 27.1 Sqm



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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.



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