



Cranberry  
Low Road | Wretton | Norfolk | PE33 9QN

 FINE & COUNTRY

# NATURAL BARN WINNER



Behind weathered timber cladding in the style of a classic Norfolk barn lies something altogether unexpected.

A bright, open-plan home of striking modernity, built in 2017 to an exacting standard of energy efficiency and with the wonderful feature of its own heated indoor swimming pool.

This property evokes the charm of an agricultural building while delivering the comfort and economy of a thoroughly contemporary house.



# KEY FEATURES

---

- A Bespoke Norfolk Barn-Style Home, Perfect for Multi-Generational Living
- Three Double Bedrooms, All with En Suites
- The Principal Bedroom Suite benefits from a Walk-Through Dressing Area
- Open Plan Kitchen, Dining and Living Room with Double-Height Ceiling
- Generous First-Floor Sitting Room and Galleried Landing/Study
- Heated Indoor Swimming Pool
- Landscaped Gardens and Grounds Approaching 0.5 Acre (sts)
- Detached Barn/Garage 1,483 sq.ft with 22kW Car Charger
- Total Accommodation extends to 3,522 sq.ft
- Energy Rating: B

This is a compelling opportunity to acquire a flexible, energy-conscious home designed in equal measure for sociable family living and quiet retreat. Few houses of this character bring together a private indoor pool, an adaptable multi-generational layout and notably low running costs in a single package.

## Space and Light

"The house offered a lovely open, spacious and flexible ground floor living space, which is flooded with natural light," the owners said when asked what first drew them to the property. It is a sentiment the building rewards at every turn. From the road Cranberry on first glance gives the impression of a converted period barn, but the reality is very different. It is in fact a modern home, conceived and constructed by its first owners and completed in 2017 to a bespoke Norfolk barn design intended from the outset for multigenerational living. What has been created is a home of real presence, as comfortable as it is striking. The structure is as considered as the styling. Built around a steel and glulam laminated timber frame using structural insulated panels and clad externally in timber, the house was finished with high-end materials including marble flooring imported from Oman and custom-made windows from Italy. At its heart sits the indoor pool, a 19-metre heated pool installed by the original owners, while a double height living area with a suspended lighting feature gives the interior its theatrical sense of volume.

## Room By Room

The ground floor is the heart of the home, an open plan kitchen, dining and living space stretching to a little over fifty feet, where a full-height ceiling and suspended lighting draw the eye upwards and floods of light pour in from every side. The kitchen is arranged around a central island with seating, generously fitted and finished for entertaining, while the adjoining living area is anchored by a contemporary fire set within an oak surround. A floating solid oak staircase rises from the entrance hall, and a cloakroom serves the principal living space. Also on the ground floor can be found the principal bedroom suite, positioned for privacy yet linked conveniently to the centre of the house, with a walk-through dressing area leading to an en-suite. Beyond the living space, the internal pool room runs the length of the building in a serene, marble-floored hall lit from above. Upstairs, a galleried landing arranged as a study and home-working space overlooks the pool, opening to a first-floor sitting room and two further double bedroom suites, each with its own bathroom and an unmistakable sense of light and calm.





# KEY FEATURES

---

## Improvements and Refinements

During their ownership the current owners have refined Cranberry with care. The kitchen was remodelled and refitted with bespoke oak wall units and solid oak worktops made locally by IK Furniture, together with a four-way Franke tap delivering filtered and instant boiling water, a coffee machine, warming drawers and a wine fridge. The principal bedroom and dressing area were reworked with high-specification Weimann fitted furniture, and designer oak doors were fitted throughout, alongside significant redecoration and new carpets, curtains and blinds. "Our addition of a contemporary fire with oak surround, together with feature lighting, creates a cosy atmosphere on winter evenings," the owners said. Further works have included new flooring to the upstairs bedrooms, acoustic insulation to the pool plant room and an additional 12kW solar array on the barn roof generating around 7,000 kWh a year. The gardens were landscaped and planted, the driveway re-laid and a strip of land along the western boundary formally registered to clarify the plot's extent.

## So Much To Offer

"It is a bright open plan space with interconnected areas allowing a sociable way of living and entertaining," the owners said, and this easy flow between rooms is what gives the house its everyday appeal. "The lounge area with its double-height ceiling and suspended lighting feature is stunning," they added, while the open first-floor landing lends itself to home working and hobbies and the second sitting room offers a quiet retreat or self-contained space for multigenerational living. The house was built to be highly energy efficient, with a Vent-Axia MVHR system maintaining almost constant temperatures throughout, Samsung air source heat pumps supplying hot water and underfloor heating, and more than 15kW of solar PV. The benefit is felt in bills: even with the heated indoor pool, the owners report energy costs for the house and pool to be lower than their previous homes.

## The Outside

The grounds approach half an acre and have been thoughtfully landscaped into a series of distinct areas. The garden is designed with many different areas and viewpoints, each offering a spot for everything from alfresco dining to cocktails under the setting sun, or a quiet coffee in the small courtyard beside the water feature. The design is a low-maintenance garden of perennials, shrubs and trees with a long season of interest. The beds dressed with bark and served by an irrigation system, with a Mediterranean garden area, a summerhouse and decking among its set pieces. A generous concrete drive sweeps in to provide ample parking for several vehicles, in addition to the garaging within the detached barn. That barn, extending to around 138 square metres, offers considerable scope for hobbies, work and play alongside garaging, storage and workshop space, and is fitted with a 22kW electric car charger. A large decking area with a covered barbecue space with a timber frame sits beside the pool room for summer entertaining.

































# INFORMATION

---



## On The Doorstep

Wretton is a quiet village whose parish church, All Saints, also serves neighbouring Stoke Ferry. About a mile away in Stoke Ferry, the Blue Bell is a community-owned pub and café rescued and reopened by local people, and voted West Norfolk CAMRA Pub of the Year for 2026. Everyday needs are close at hand, with a hardware shop and takeaways at Stoke Ferry around a mile away and a garage and shop at Whittington roughly two miles distant. The active village hall at Wereham, some two miles off, adds to a genuine sense of community, while the surrounding farmland and riverside offer walking on the doorstep.

## How Far Is It To?

Downham Market lies about 7 miles away, roughly 11 minutes by car, and its mainline station on the Fen Line is the gateway to easy onward travel. Trains run approximately every half hour, with direct services reaching Ely in around 20 minutes, Cambridge in about 30 and London King's Cross in around an hour and a half. "We can 'pop' to London for dinner and a show," the owners said, capturing just how connected this quiet corner of Norfolk feels. King's Lynn is about 15 miles to the north, while Norwich lies roughly 45 miles to the east, around an hour by road. The position is also well placed for the north Norfolk coast, the Broads, Bury St Edmunds and Cambridge, reached via the A134 and A10.

## Directions

From King's Lynn, head south on the A10 and, at the roundabout, take the first exit onto the A134 towards Thetford. Continue straight ahead on this until reaching the A1122 towards Swaffham but then take the first right back onto the A134. At the subsequent roundabout, take the second exit onto the B1160 as signposted to Wisseton, and stay on this until reaching the left turn as signposted to Wretton on West Dereham Road, As this becomes Low Road, the property will be found on the left hand side as identified by the 'Cranberry' sign on the gatepost at the entrance to the driveway..

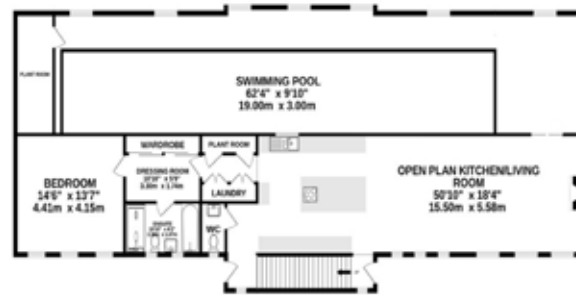
## Services, District Council and Tenure

Air Source Heat Pump with Underfloor Heating Throughout and Hot Water, Mains Water, Mains Drainage, Mains Electricity (Three Phase Electricity Supply which facilitates Fast Electric Vehicle Charging), Solar PV Array and Rainwater Harvesting Broadband Available - please see [www.openreach.com/fibre-checker](http://www.openreach.com/fibre-checker)  
Mobile Phone Reception - varies depending on network provider  
Please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)  
King's Lynn and West Norfolk Borough Council – Council Tax Band: F  
Freehold

OUT BUILDING  
282 sq.ft. (26.1 sq.m.) approx.



GROUND FLOOR  
238 sq.ft. (22.0 sq.m.) approx.



1ST FLOOR  
359 sq.ft. (33.2 sq.m.) approx.

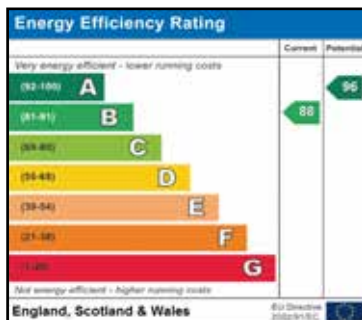


2ND FLOOR  
26 sq.ft. (2.4 sq.m.) approx.



TOTAL FLOOR AREA : 5004 sq.ft. (464.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2026



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

---

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

THE FINE & COUNTRY  
FOUNDATION

Fine & Country Foundation, charity no. 1160989

Striving to relieve homelessness.

To find out more please visit [fineandcountry.com/uk/foundation](https://fineandcountry.com/uk/foundation)



follow Fine & Country Fakenham  
on



Fine & Country Fakenham  
1 Bridge Street, Fakenham, NR21 9AG  
01328 854190 | fakenham@fineandcountry.com

