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## **Frogs Hall Barn**

Welborne, NR20

"Frogs Hall Barn is an exceptional barn conversion offering over 4,000 sq ft of beautifully arranged accommodation, set within approximately 0.8 acres of gardens and grounds in the peaceful rural village of Welborne. Combining impressive scale with character rich interiors, the property showcases a wealth of original features including exposed beams, brickwork and vaulted ceilings, all thoughtfully integrated into a home designed for modern living. Frogs Hall Barn presents a rare opportunity to acquire a substantial and distinctive home in a tranquil countryside setting."

**Samuel Le Good** | Partner





Originally converted in 2006 by the current owners, Frogs Hall Barn has been carefully designed to respect the character of the original building while creating generous and highly versatile living spaces. The result is a home where the sense of volume and architectural character immediately makes an impression.

The entrance hall, with partially vaulted ceiling and tiled flooring, provides a central point from which the ground floor accommodation unfolds. From here, a spacious home office enjoys views across the courtyard garden and features exposed beams and wood flooring.

At the heart of the home lies the impressive kitchen family room. Thoughtfully designed with an extensive range of fitted cabinetry, granite worktops and a traditional butler sink, the space is both practical and sociable. A large central island provides breakfast bar seating, while integrated appliances include a dishwasher and range cooker, with dedicated space for an American style fridge freezer. One of the kitchen's most impressive features is the generous walk in pantry. A separate utility room offers additional storage and space for laundry appliances.

Flowing from the kitchen is the magnificent reception room, measuring an impressive 47 feet in length. With a dramatic vaulted ceiling, exposed timber beams and a striking suspended wood burner, the room provides an extraordinary living and entertaining space. French doors open onto the courtyard garden, allowing natural light to flood the interior while creating a seamless connection to the outside.

A separate dining room provides a more formal setting for entertaining, complete with exposed beams, wooden flooring and French doors leading out to a garden area to the east of the property. A retained timber staircase leads from this space to the first floor.

A further garden room offers a second reception space with exposed oak beams and brickwork, with French doors opening to the front garden.

The ground floor also benefits from two generous double bedrooms, both with vaulted ceilings, exposed beams and their own en suite shower rooms.

Upstairs, the principal bedroom suite provides an impressive retreat. The room enjoys exposed beams, multiple skylights and doors opening to a Juliet balcony adorned with established wisteria, overlooking the courtyard garden. A walk in wardrobe and spacious en suite bathroom complete the suite.

Two further double bedrooms are accessed from the landing and are served by a stylish family bathroom featuring a bath and walk in shower.

Underfloor heating runs throughout the property and is fully zoned and WiFi controlled, providing efficient and comfortable heating across the entire home.

The long, private approach to Frogs Hall Barn immediately highlights its idyllic rural setting.

The majority of the gardens lie to the front of the barn, where a large enclosed lawn provides an excellent area for families, gardening or outdoor entertaining.

To the side of the property sits a picturesque pond. To the rear, a sheltered courtyard garden provides a private outdoor space accessed directly from the kitchen, reception room and one of the ground floor bedrooms.

The gardens and grounds extend to approximately 0.8 acres (stms) in total and include ample parking along with a two bay cart lodge providing covered parking, workshop space and additional storage.









## **Families**

Frogs Hall Barn offers a wonderful lifestyle for families seeking both space and tranquillity. The extensive accommodation provides flexibility for modern living, with multiple reception rooms, home working space and generous bedrooms.

The large gardens provide plenty of room for outdoor activities while the surrounding countryside offers excellent opportunities for walking, cycling and exploring the Norfolk landscape. With schooling and amenities within easy reach, the property offers the perfect balance between rural living and everyday convenience.

## **Location**

Frogs Hall Barn is located in the quiet village of Welborne, a small rural community surrounded by attractive countryside. The village benefits from an active village hall hosting a variety of local activities throughout the year.

The nearby village of Mattishall provides a range of everyday amenities including a post office, local shop, pub, chemist, doctors surgery, primary school and golf club.

The market towns of Dereham and Wymondham are both within easy reach and offer a wider range of shops, supermarkets, schooling and leisure facilities. Wymondham also provides convenient access to the A11 and a railway station with services towards Cambridge and London.

The cathedral city of Norwich lies approximately 13 miles to the east and offers an extensive selection of cultural, retail and educational facilities along with excellent transport connections.





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## Agent's Details



**Samuel Le Good** | Partner

samuellegood@abbotfox.co.uk | 01603 660000 | 07915 660981 | @samuellegood

Kingsley House  
2a Upper King Street  
Norwich  
NR3 1AH



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