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THE STORY OF
Fox Barn
Ludham, Norfolk

SOWERBYS



THE STORY OF

Fox Barn

Hall Road, Ludham, Norfolk
NR29 5NU

Impressive Barn Conversion

Abundance of Period Charm

Versatile Accommodation

Small Idyllic Barn Complex

Stunning Kitchen/Breakfast/Family Room

Four/Five Bedrooms

Four En-Suites and Family Shower Room

Gated Entrance Drive

Well Landscaped Garden

Triple Garage

Semi Rural Location

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A beautifully conceived and highly innovative barn conversion, Fox Barn seamlessly blends period character with the comforts of contemporary living. Nestled within an exclusive collection of similar barns, the property enjoys a wonderfully private setting surrounded by far-reaching countryside views.

Designed with both versatility and comfort in mind, the accommodation flows effortlessly throughout. At the heart of the home, the stylish modern kitchen provides the perfect space for cooking, entertaining and everyday living, complete with extensive storage and a generous central island ideal for gathering with family and friends. Beyond the kitchen, there is ample space for a dining table, while the adjoining sitting area offers a relaxed atmosphere centred around a charming wood-burning stove - perfect for cosy winter evenings.



Just off the main living space is a snug, offering flexibility for a variety of uses and easily serving as an additional bedroom if required. Adjacent is a contemporary shower room, together with internal access to the triple garage. The left-hand wing of the ground floor accommodates two well-appointed bedrooms, both benefitting from stylish modern en-suite facilities. A practical utility room and separate cloakroom complete the ground floor accommodation.

The first floor is home to an impressive principal bedroom suite with a sleek modern en-suite shower room, alongside a guest bedroom with its own beautifully fitted en-suite bathroom.







Outside, the property is approached via a private road serving this small and exclusive barn development. Double gates open onto a driveway providing access to the triple garage. The courtyard garden enjoys an exceptional degree of privacy, featuring a lawn bordered by low-level fencing separating it from the gravelled driveway. To the rear, accessed from the kitchen, a terrace creates the ideal setting for outdoor entertaining or simply unwinding beneath the pergola, leading in turn to a further enclosed lawned garden.

Combining timeless character with contemporary style, Fox Barn offers an exceptional countryside lifestyle in an idyllic and private setting.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Ludham

HISTORIC CHARM SET AMIDST THE BEAUTY OF THE BROADS

Ludham, a quintessential Norfolk village set amidst the unique waterways of the Broads National Park, is a place where heritage, nature and community spirit blend seamlessly. Its history stretches back centuries, with connections to medieval monastic life and a long tradition of river trade, yet today Ludham thrives as a peaceful and welcoming village that draws those seeking both tranquillity and a strong sense of place.

Centred around a charming village green, Ludham offers everyday conveniences with a local shop, tearooms, a post office and a traditional pub, all serving as gathering points for the community. The village church, St Catherine's, stands as a striking landmark, its grand medieval tower rising above the surrounding landscape.

Encircled by the Broads' iconic rivers and wetlands, Ludham is a haven for walkers, birdwatchers and boating enthusiasts. The River Ant and River Thurne wind nearby, with easy access to Womack Water and a wealth of nature reserves, offering unspoilt views, abundant wildlife and endless opportunities to explore by foot or boat.

Despite its rural setting, Ludham is well connected. The fine city of Norwich lies around 15 miles to the west, providing cultural, retail and transport links, while the vast sandy beaches of the Norfolk coast, from Sea Palling to Winterton, are just a short drive away. Properties here range from period cottages to handsome family homes and waterside retreats, all contributing to the village's sought-after charm.

Ludham's appeal lies in its balance: a place where you can enjoy a slower pace of life, surrounded by natural beauty, without ever feeling far from the wider attractions of Norfolk.



Note from Sowerbys



“...an exceptional countryside lifestyle in an idyllic and private setting.”



SERVICES CONNECTED
Mains electricity and water. Private drainage.

COUNCIL TAX
Band F.

ENERGY EFFICIENCY RATING
B. Ref:- 3236-3326-9600-0061-3206

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE
Freehold.

LOCATION
What3words: /// harmless.conceals.widen

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SOWERBYS

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