



THE STORY OF

Eastmere Barn

Wretham, Norfolk

SOWERBYS



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Eastmere Barn

Church Road, Wretham
Norfolk, IP24 1RL

Impressive Barn Conversion Set on
0.85 Acre Private Plot (STMS)

Over 4,000 Sq. Ft. of Elegant and High
Specification Accommodation

Stylish Open Plan Kitchen from Naked
Kitchens, with Quooker Tap

Multi-Generational Living with Self
Contained Ground Floor Wing

Impressive Principal Bedrooms with
Dressing Room and En-Suite

Five Spacious Double Bedrooms
and Four Bathrooms

Versatile Accommodation Set Over 2 Floors

Detached Triple Garage

Easy Access to A11 to Norwich,
Cambridge and London

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Eastmere Barn is a substantial architecturally designed home offering over 4,000 sq ft of versatile accommodation, set within an impressive private plot of approximately 0.85 acre (stms) in the Norfolk village of Wretham. The combination of generous internal space, a large private setting and excellent road connections makes the property well suited to modern family life, home working and entertaining, while also providing the flexibility to adapt the accommodation to changing needs over time.

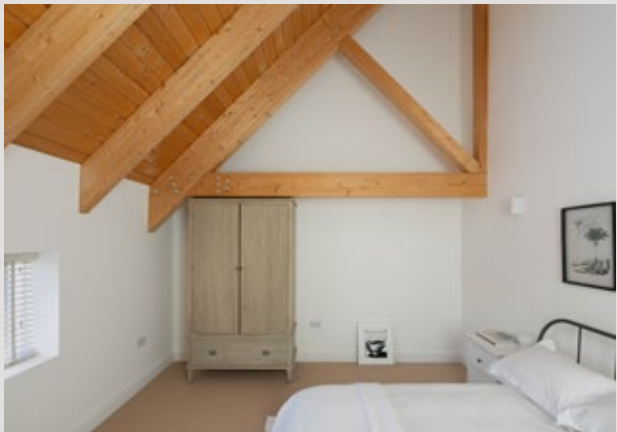
The heart of the house is the stylish open-plan kitchen, dining and family area, designed to provide a practical everyday space as well as a natural setting for entertaining. The generous proportions allow different areas for cooking, dining and relaxing, with the layout creating a strong connection between the main living spaces. Alongside this central area are two further reception rooms, giving the house valuable separation when required and providing options for a formal sitting room, snug, home office, playroom or additional family space.

There are five spacious double bedrooms arranged across the two floors, providing considerable flexibility for a larger family, visiting guests or those requiring dedicated working and leisure spaces. The principal bedroom is particularly impressive, incorporating its own dressing room and en-suite, creating a comfortable private suite away from the remaining bedrooms. Four bathrooms in total further support the scale and practicality of the accommodation.

The property's layout and generous floor area offer scope for a variety of lifestyles. With substantial communal areas alongside multiple private rooms, there is space for family members to spend time together while still having private areas to which they can retreat. With its soaring vaulted ceilings, exposed timbers and double-height glazing, Eastmere Barn is a light-filled contemporary barn conversion with a remarkable sense of scale and architectural drama, all set in one of Norfolk's most picturesque villages.



A property defined by
its combination of scale,
flexibility and setting.





Outside, Eastmere Barn occupies a private plot of approximately 0.85 acre (stms), giving the property a significant amount of space and privacy rarely associated with homes offering this level of accommodation. A detached triple garage provides extensive garaging and storage, with further potential for use as a workshop or for those with several vehicles and equipment.

Wretham provides a village setting within easy reach of the A11, making Eastmere Barn particularly well positioned for access towards Norwich and Cambridge, with onward connections towards London. The location therefore offers a balance between a private Norfolk setting and convenient access to key employment centres and wider road networks.

Eastmere Barn is ultimately a property defined by its combination of scale, flexibility and setting. With over 4,000 sq ft of accommodation, five double bedrooms, four bathrooms, three reception/living spaces including the open-plan kitchen diner, a principal bedroom suite, detached triple garage and approximately 0.85 acre of private grounds, it provides the space and adaptability required for a wide range of modern lifestyles.





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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Wretham

TRANQUIL COUNTRYSIDE, RICH HISTORY,
AND NATURE'S BEAUTY ALL AROUND

The desirable village of Wretham, also known as East Wretham, is located approximately 6 miles from Thetford within the heart of the Brecks.

The village hall sits in the heart of the community and hosts regular events throughout the year including a fortnightly lunch club, pilates, games afternoons and quiz nights. There is also a basketball court and a small park for children to enjoy just next door.

East Wretham Heath is a Norfolk Wildlife Trust nature reserve and is home to many rare species of plants and insects, as well as scarce breeding birds such as woodlark and redstart. There are also several meres on site where numerous waterbirds can often be found.

When looking for a family day out, within approximately 8 miles is the popular Snetterton Circuit, which hosts various track days, races, and driving experiences. There is also the pretty south Norfolk village of Banham, which is renowned for its Zoo with a private collection of animals and has been open to the public for more than 40 years.

Less than 10 minutes away is Thetford Forest, a haven for wildlife where you can enjoy cycle trails, fantastic walks and High Lodge, which is home to Go Ape, various trails, and play areas for children.

Thetford itself provides frequent mainline commuter services to Cambridge, connecting to London Kings Cross.

Ideally situated for tranquil village life, whilst an equal distance from Norwich, King's Lynn and Cambridge - Wretham is a wonderful place to be.



Note from Sowerbys



“An impressive private setting, with approximately 0.85 acre (stms) of grounds offering space, privacy and versatility.”



SERVICES CONNECTED

Mains water and electricity. LPG heating. Drainage via treatment plant.

COUNCIL TAX

Band G.

ENERGY EFFICIENCY RATING

E. Ref:- 2138-4982-7349-6271-9914

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: ///grad.eyeful.charmingly

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SOWERBYS

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