



THE STORY OF  
**The Hayloft**  
*Little Ellingham, Norfolk*

**SOWERBYS**



THE STORY OF

# The Hayloft

Little Ellingham, Attleborough, Norfolk  
NR17 1JH

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Beautifully Presented Barn Conversion  
in a Peaceful Position

Vaulted Proportions, Exposed Timbers  
and Abundant Natural Light

Delightful Countryside Views

Three Bedrooms with En-Suite  
to Principal Bedroom

Thoughtfully Designed South Facing Garden

Open Plan Living Space

Two Dedicated Office Spaces

Cosy Wood Burner

Historic Charm Thoughtfully Re-  
imagined for Contemporary Living

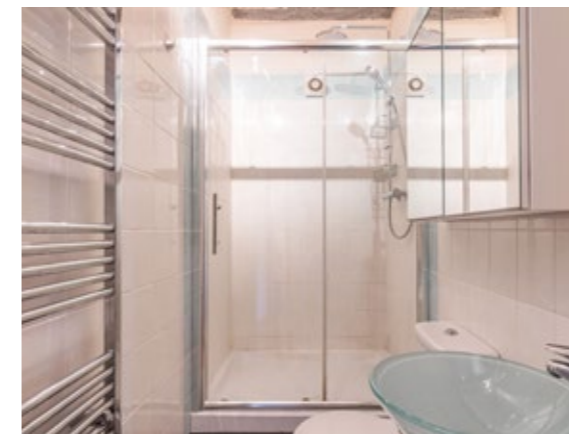
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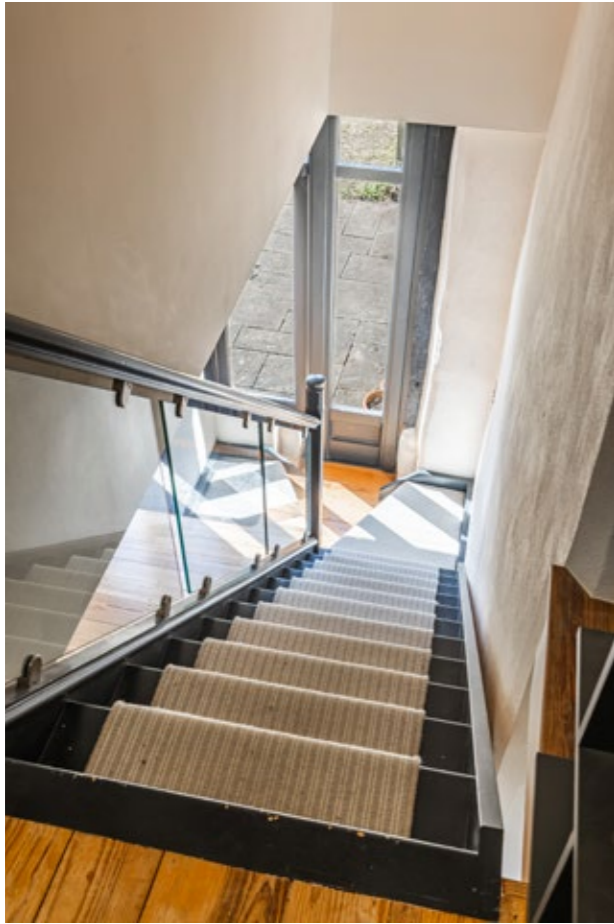
Set within unspoilt Norfolk countryside, this beautifully presented barn conversion blends timeless character with generous contemporary living. The Hayloft enjoys a peaceful position surrounded by open fields, offering an exceptional sense of privacy and tranquillity while remaining within easy reach of Attleborough and the charming Georgian village of Hingham.

Extending to around 2000 sq. ft., the property is centred around an impressive open-plan living space where vaulted proportions, exposed timbers and abundant natural light create a wonderfully sociable heart to the home. A substantial wood burner provides a cosy focal point during the winter months, while large windows frame delightful views across the surrounding countryside.

The accommodation is both versatile and thoughtfully arranged, including two dedicated office spaces ideal for home working, a snug mezzanine retreat above the kitchen, and a spacious principal suite enjoying elevated rural views. Two further generous guest bedrooms are served by both a bathroom and separate shower room.

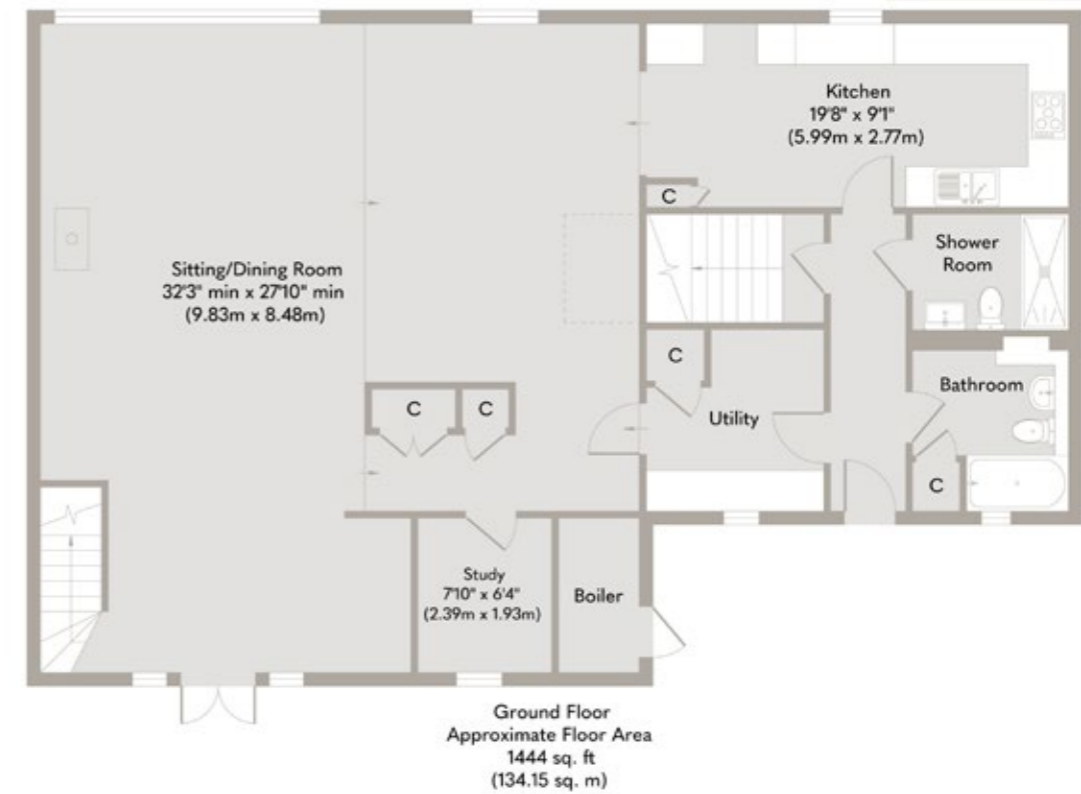
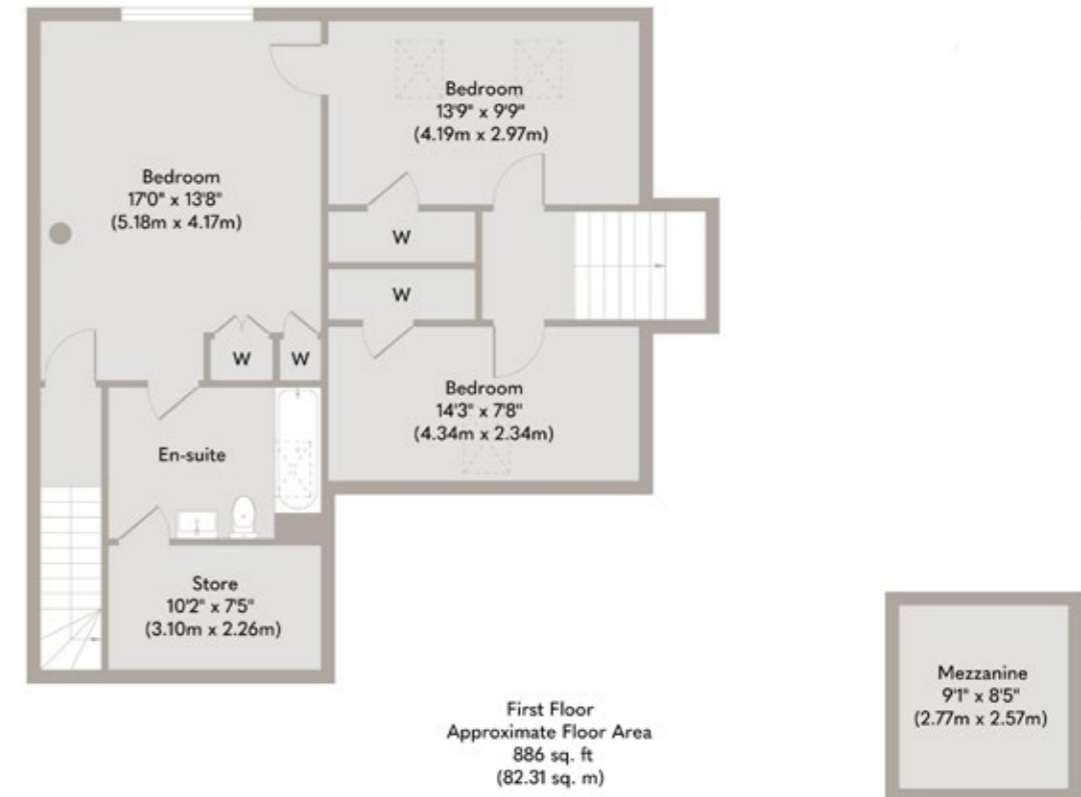
Outside, the south-facing garden has been beautifully designed for outdoor living, complete with a vine-covered pergola, mature fruit trees and plenty of space to entertain or simply enjoy the peaceful setting. Originally part of a working farm dating back to the 1850s, The Hayloft retains a wealth of charm while offering the comfort and practicality of modern living.

A rare opportunity to acquire a characterful countryside home in an idyllic Norfolk setting.



The barn was part of a farm originally built in the 1850's, and the farm house is still next door.





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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# Little Ellingham

A PEACEFUL RURAL VILLAGE  
SURROUNDED BY COUNTRYSIDE

North of Attleborough and west of Wymondham, Little Ellingham is a rural village with roots reaching back to the Domesday Book, where it was recorded as home to just 19 households. Though it has grown over the centuries, it remains a peaceful and characterful setting surrounded by open countryside.

St Peter's Church sits on the village edge, noted for its unusual square south-side tower and French-style stained glass windows – a legacy of a 19th-century restoration partly funded by Edward VII. Nearby, the ornate Italianate Clock Tower, built in 1885 as a folly, adds another distinctive feature to the landscape.

For everyday needs, Attleborough and Wymondham are close by, offering supermarkets, independent shops, and leisure facilities. Wymondham Abbey, with its vibrant calendar of arts and community events, stands as a cultural highlight, while Wymondham College, located between the two towns, offers outstanding state day and boarding education.

With excellent schools, easy access to Norwich – less than 20 miles away – and a choice of period homes on generous plots, Little Ellingham offers an appealing blend of rural living and modern convenience, making it a hidden gem for those seeking a Norfolk escape.



## Note from the Vendor



“We love the open plan living area downstairs where you can watch the wildlife in the field outside, and inside enjoy the spacious feel of being in a converted barn.”



### SERVICES CONNECTED

Mains water and electricity. Oil fired central heating.  
Drainage via septic tank.

### COUNCIL TAX

Band to be confirmed.

### ENERGY EFFICIENCY RATING

D. Ref:- 2117-2171-4454-5391-1131.

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: ///reap.armful.zinc

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# SOWERBYS

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