



Manor Barn
Norwich Road | Colton | Norfolk | NR9 5BZ

PEACE, PRIVACY, PERFECTION



“This exquisitely restored character barn has been the subject of a loving renovation in recent years, the visionary owners using their expertise to create a home that also works as a business and adapts to every stage of family life with ease.

With the feel of an Ibiza finca, it’s incredibly calming and tranquil, teeming with wildlife throughout and enjoys a wonderfully green and leafy setting.”



KEY FEATURES

- An Exquisite Barn Conversion situated in Green Leafy Surroundings in the Village of Colton
- With Two Self-Contained Outbuildings
- Main Barn has Five Bedrooms and Three Bath/Shower Rooms
- The Principal Bedroom benefits from an En-Suite
- Kitchen/Breakfast Room with Separate Utility Room
- Three Reception Rooms
- Character includes Vaulted Ceilings and Beams
- The Grounds extend to 1.5 acres (stms) and include a Pond, Fruit Trees and Vegetable Beds
- Cabin, Hot Tub, Sauna and Ice Bath
- The Accommodation extends to 3,206sq.ft
- Energy Rating: D

Close to Norwich and to an abundance of shops, yet tucked away in verdant surroundings, with glorious countryside on the doorstep, this beautiful barn is perfectly positioned. It's been a business, a high-end holiday home and a wellness retreat and is now a much-loved family abode, versatile enough to rise to every occasion, with a stylish finish that will delight even the pickiest of purchasers! Sitting in 1.5 acres of grounds with landscaped gardens and two outbuildings, the potential here is clear to see.

Character Meets Contemporary

The barn dates back to 1815 and originally belonged to the neighbouring manor house. It was converted in the 1970s and then renovated by the current owners when they bought it, initially to run their wellness and holiday businesses, later moving here themselves having fallen completely in love with the property. Stylishly restored with a keen eye for detail and a beautiful neutral finish that lets the fabric of the building shine through, it's a wonderfully sociable yet equally restful place, and is adaptable enough to suit many uses and lifestyles. You can feel yourself unwind as you enter, soothed by the soft tones and light, uplifting feel throughout the home. It comes as no surprise that it has received a lot of glowing praise in the press, including being named one of The Times' top 20 holiday cottages.

For Family And Friends

The centrepiece of the original barn is a magnificent reception room, with a wood burner at one end to add a cosy touch in winter, beautiful parquet flooring, and a triple aspect so the room is full of light. A fabulous entertaining space, it has double doors to the large dining room beyond. The owners have hosted many a dinner here, comfortably seating 15, with friends coming up to visit almost every weekend, plus regular





KEY FEATURES

wellness dinners as part of their business. The kitchen is also very sociable and family friendly, with room for a large table and access to the garden.

Another highlight is what the owners call the 'zen den' – with a daybed at one end where you can curl up with a book and two sets of sliding doors to the south. This is a great study (if you're not distracted by the outlook!) and also works well as a playroom, keeping toys contained away from the main sitting room. Also on the ground floor, there's a shower room with a walk-in shower, all on one level, plus a utility room. The owners have created access through the kitchen to what was originally a double garage and is now an impressive yoga studio, two sets of doors to the garden framing views out over the wildlife pond. Moving upstairs, you'll find four double bedrooms, all tastefully finished and wonderfully restful. The principal has a luxurious en-suite shower room, while the other bedrooms share a gorgeous bathroom with feature freestanding bath and walk-in shower.

More To Explore

Outside, the owners have landscaped the gardens with as much care and attention as the house itself. Imagine yourself sitting around the firepit on the front lawn on a summer evening, toasting marshmallows with your children. Or watching the ducks, their babies swimming behind them in spring. To the rear of the property is a lovely walled garden where you can soak up the sun, south facing and full of light, with seating and dining areas designed to form a series of rooms. There's also a 'hidden' garden with apple and pear trees, as well as a vegetable plot. The owners have a hot tub, sauna and ice bath out here, continuing the wellness theme. It's been a very happy home to them and their children, celebrating the couple's engagement, a family member's wedding anniversary with food trucks and guests camping on the lawn – you have 1.5 acres to play with here.

So Much To See

You could while away many a day quite happily in the house and garden, but when you do need to head out, you'll find the location is ideal. You're close to Norwich, so it's easy to get into this vibrant and historic city, with its pretty cobbled streets and thriving arts scene. You also have easy access to out-of-town shops, main roads and transport links, but you feel away from it all. You can walk to the pub around the corner, or the farm shop down the road, but when you're home you're completely private – it's a retreat in every sense.

































INFORMATION



On The Doorstep

The village of Colton is approximately 2 miles from the A47 and approximately 3 miles from the Longwater retail park where there is a Sainsbury's and Marks and Spencer. Colton falls in to the catchment area for Wymondham High School and there is a bus service at the end of The Street. The market town of Wymondham is approximately 5 miles away and offers a railway station, day to day shops as well as a Waitrose.

How Far Is It To?

The cathedral city of Norwich is approximately 7 miles away and offers a wide range of shops, restaurants and boutiques. Its perfectly preserved medieval streets are home to a thriving community of small businesses, a vibrant food scene and an established arts culture. It is also a gateway to a county that continues to inspire people with its unspoilt landscapes, open spaces and big skies. To the north of the city the University of East Anglia is also home to the Sainsbury centre, a permanent collection of modern and ethnographic art, gifted by the Sainsbury family. Trains to Liverpool Street take just 90 minutes, and the city's airport flies to a number of UK destinations, as well as direct to Amsterdam.

Directions

Leave Norwich on the Dereham Road/A1074. At the Longwater interchange take the 4th exit onto the A47 slip road to Swaffham. At the roundabout take the 1st exit onto Dereham Road and then turn right to stay on Dereham Road. Turn left onto Blind Lane and then right onto Norwich Road whereby the property will be found on the right hand side.

Services, District Council and Tenure

Oil Central Heating, Mains Water, Mains Drainage

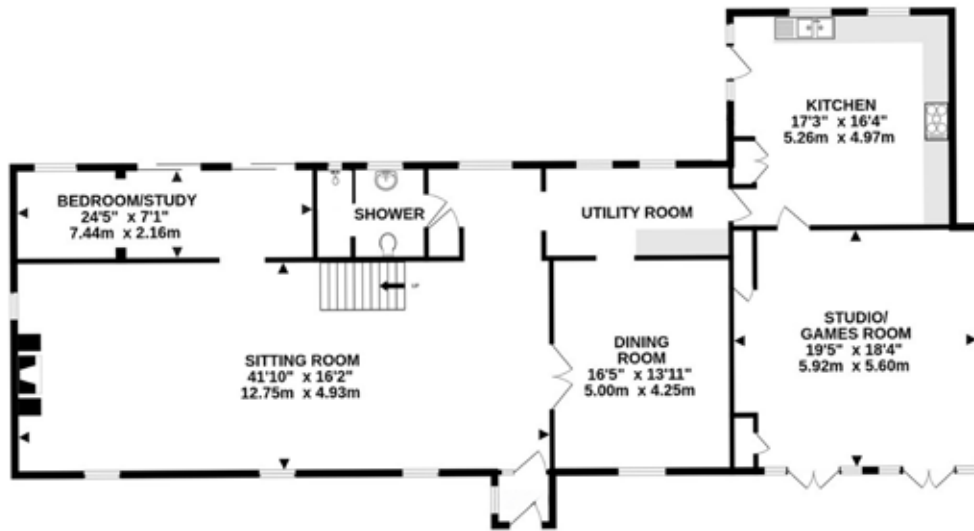
Broadband Available

Mobile Phone Reception - varies depending on network provider

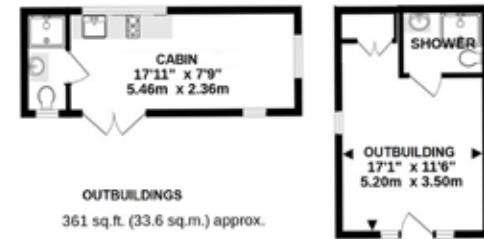
Please see www.checker.ofcom.org.uk - for Broadband/Mobile availability

South Norfolk District Council - Council Tax Band G

Freehold



GROUND FLOOR
1943 sq.ft. (180.6 sq.m.) approx.



OUTBUILDINGS
361 sq.ft. (33.6 sq.m.) approx.



1ST FLOOR
901 sq.ft. (83.7 sq.m.) approx.

FLOOR AREA - HOUSE (EXCLUDING ANNEXE) ; 2844 sq.ft. (264.2 sq.m.)
TOTAL FLOOR AREA : 3206 sq.ft. (297.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. www.norfolkpropertyphotos.co.uk
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| Energy Efficiency Rating | | Current | Potential |
|--|---|-------------------------|-----------|
| Very energy efficient - lowest running costs | | | |
| (94-100) | A | | |
| (81-93) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | 58 | 72 |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |
| www.epcrea.com | | | |

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.



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