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Wortwell Hall Barn

Wortwell, IP20

A remarkable Grade II listed barn conversion occupying approximately 0.9 acres (stms) in the peaceful village of Wortwell, moments from the thriving market town of Harleston. Beautifully balancing historic character with contemporary comfort, the property showcases magnificent vaulted interiors, exposed timber beams, original brickwork and dramatic glazing, all complemented by beautifully landscaped gardens, a paddock and an exceptional range of outbuildings.









Approached via a long private lane, Wortwell Hall Barn enjoys a wonderfully private setting behind a gated shingle driveway providing extensive parking alongside a triple cart lodge and substantial detached double garage, offering excellent potential for conversion into ancillary accommodation, a studio or workshop, subject to the necessary permissions.

The original thatched roof, black weatherboarding and traditional brickwork immediately establish the property's architectural significance, whilst inside, the sense of space is every bit as impressive.

A welcoming entrance hall leads through to the spectacular dining hall, undoubtedly the centrepiece of the home. Soaring vaulted ceilings, exposed timbers and an impressive wall of floor-to-ceiling glazing create an extraordinary entertaining space, flooded with natural light and enjoying uninterrupted views across the gardens.

The farmhouse kitchen has been thoughtfully designed around modern family life, fitted with quality cabinetry, stone worktops, a central island with breakfast seating, butler sink and integrated appliances. A separate utility room provides valuable additional storage and laundry space.

The adjoining family room offers a more relaxed reception area, complete with French doors opening directly onto the gardens, creating an effortless connection between inside and out. A separate home office provides an ideal environment for remote working or could equally serve as a playroom or hobby room.

The ground floor also accommodates three generous double bedrooms, each benefitting from its own en-suite bathroom, with one also enjoying the luxury of a private dressing room.

A bespoke oak staircase rises to an impressive mezzanine sitting room overlooking both the gardens and surrounding countryside. Framed by exposed beams and dramatic vaulted ceilings, this elegant space offers a wonderful secondary reception room, equally suited to quiet evenings or entertaining.

The principal bedroom occupies the first floor, creating a peaceful retreat complete with fitted wardrobes and a luxurious en-suite bathroom finished with high quality RAK sanitaryware, vanity units and premium fittings.

Outside, the gardens have been professionally landscaped to create a series of distinct spaces. Indian sandstone terraces wrap around the property, surrounded by mature planting, established trees, manicured lawns and productive apple and plum trees. A greenhouse and garden shed further enhance the lifestyle on offer

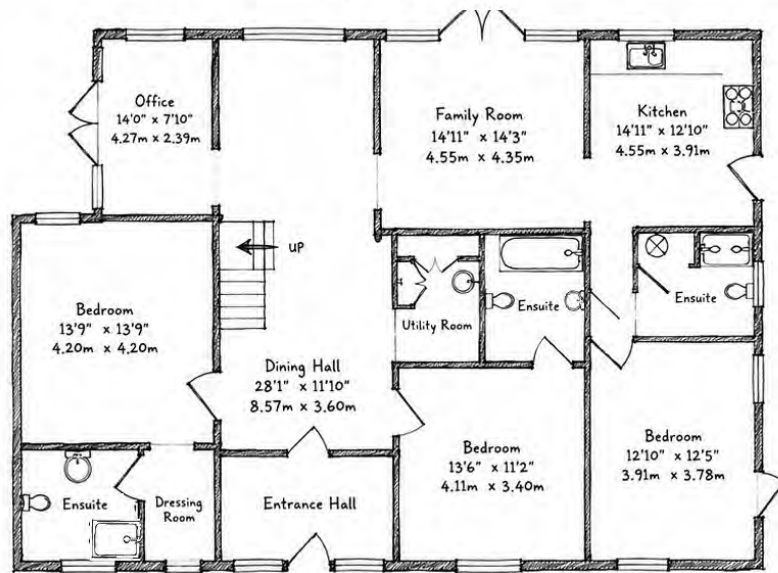
Beyond the formal gardens, a charming bridge crosses a gently flowing stream leading to an enclosed paddock, providing additional land ideally suited to equestrian interests, recreation or simply enjoying the surrounding wildlife and peaceful countryside setting.



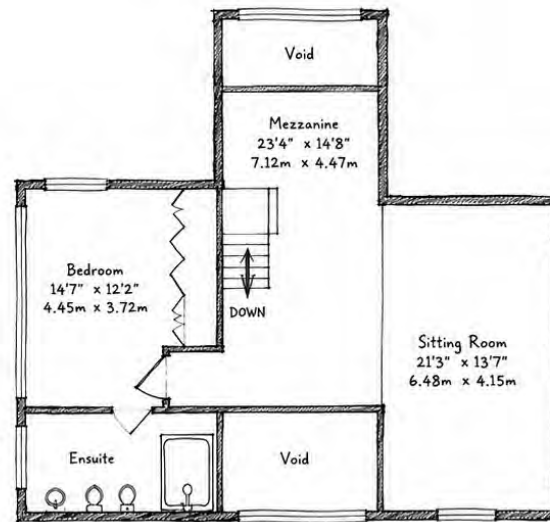




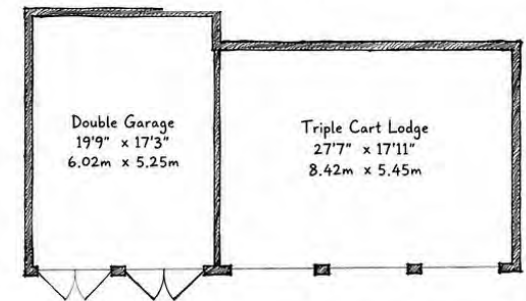
Ground Floor



1st Floor



Double Garage & Triple Cart Lodge









Location

Wortwell Hall Barn enjoys an enviable position within the sought-after village of Wortwell, nestled amongst the attractive countryside of the Waveney Valley on the Norfolk and Suffolk border.

The neighbouring market town of Harleston, just a short walk or drive away, offers an excellent range of independent shops, cafés, restaurants, supermarkets and everyday amenities, together with a popular weekly market and active community calendar.

Families are well served by highly regarded schooling, including Harleston CE Primary Academy and Archbishop Sancroft High School, whilst the A143 provides straightforward access to Bungay, Diss and Norwich. Diss railway station, approximately twenty minutes away, offers direct services to London Liverpool Street, making the property equally well suited for those balancing country living with commuting.

Surrounded by open countryside, riverside walks and an abundance of wildlife, Wortwell Hall Barn offers an exceptional lifestyle where rural tranquillity and everyday convenience exist in perfect harmony.

Families

Wortwell Hall Barn has been designed around modern family life whilst retaining all the character of its agricultural heritage. The generous reception spaces naturally bring everyone together, whether entertaining in the magnificent dining hall, gathering around the kitchen island or enjoying quieter evenings in the family room.

With four spacious double bedrooms, all benefiting from their own en-suite facilities, the layout offers excellent flexibility for growing families, visiting guests or multi-generational living. The principal suite enjoys complete privacy on the first floor, while the extensive gardens provide endless opportunities for children to explore, from the stream and bridge to the enclosed paddock beyond.

The substantial outbuildings also create exciting future potential for a home office, gym, studio or annex, allowing the property to adapt as family life evolves.





Our Agent's View

"A home of genuine distinction, combining the scale and architectural drama of a substantial period barn with a layout that works exceptionally well for modern family life."

Samuel Le Good | Partner



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Agent's Details



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