



Twyford Hall Barn
Foulsham | Norfolk | NR20 5SD

NATURAL BARN WINNER



Set in a beautiful rural location in Foulsham, this magnificent standalone converted barn offers a wealth of open plan and versatile living space with breath taking views of the grounds and surrounding countryside.

Boasting five reception rooms, a superb kitchen/dining room, a study, five bedrooms and three bathrooms, many features from its 1802 origins have been preserved throughout including exposed brickwork and beams.

The installation of ground source heating combined with the underfloor heating makes the barn cosy in winter and also makes the property very affordable to keep warm.



KEY FEATURES

- An Idyllic Setting for this Exceptional Norfolk Barn Conversion sitting in a plot of 1.75 acres (stms)
- Set Back approximately 0.2 miles from the Road
- Wonderfully Versatile Accommodation with Five Bedrooms & Five Reception Rooms
- Open Kitchen with Vaulted Beamed Ceilings
- Features include Exposed Brickwork, Log Burners & Beams
- Enclosed Gardens with Pond, Off Road Parking and Double Carport
- The Accommodation extends to 4987sq.ft
- Energy Rating D

"The main thing that attracted us is the situation of the property – it is surrounded by about 170 acres of farmland with fields on all sides," the present owners said. Located within the former grounds of the Twyford Hall Estate, they had known the property while growing up, passing it on the footpath while it was still in use as a farm building, complete with machinery, livestock and straw. "We frequently drove past and were intrigued as to what had been done with the place. The property has large windows at the front which also drew us to it, along with the two acres of land, which is quite unusual for a barn conversion."

The main barn was built in 1802, and as the owners said, "Some of the bricks at the front of the barn display this date, as well as the initials of the workers carved on them. The guy that re-pointed the barn for us also added his!" A number of original features still remain, including the wonderful exposed internal brickwork and door hooks on the exterior, but perhaps the most striking feature is the two-storey high main window on the front aspect where the barn doors would have once hung and which is also where the sun sets. During their time at the property the owners have installed ground source heating. "This, combined with the underfloor heating, makes the barn cosy in winter, with a steady temperature throughout. Not only is it green, it also makes heating the property very affordable. We have also added solar panels and an Eddi system that helps to improve this as well as having a feed in tariff when producing excess electricity." They've also added a Zappi 22Kw car charger. They can have the faster charger due to their 3 phase electricity supply. This is useful in itself but also allows access to preferential electricity rates. They also had the oldest part of the barn re-pointed with lime mortar which is always the clear preference when maintaining older buildings due to its higher tolerance to structural movement and also its superior breathability. "This has not only greatly improved the look of the exterior; it has also strengthened the barn and should last for decades. The last time this was done was around two hundred years ago," the owners explained.





KEY FEATURES

They have also modified a number of rooms to make them more suitable for family living, with a washroom, boot room, and cloakroom. A wood burner has been installed in the kitchen, which ensure that it is always warm in the winter months. "The barn is great for both indoor and outdoor living and has been ideal for our growing family." When asked about their favourite space in the barn, they immediately replied, "The kitchen, because it's big enough to house the kitchen itself, an island, a dining table and also provide a cosy area with sofas and a wood burner. There's even still enough room for the children to ride their bikes around! We've had many get togethers in this room, with friends and family. The kitchen opens onto the outside, a sheltered courtyard which is a wonderful space to enjoy all summer." As the present owners summed it up, "The large internal space is great and has so much potential for so many uses. We'll miss everything about it, especially this feeling of space, inside and out, as well as the indoor and outdoor everyday living. The views on all sides, the sunrises and sunsets and feeling part of the landscape. We'll miss driving down the drive and seeing the barn against the backdrop of whatever sky Norfolk provides.



The garden of approximately 1.75 acres features a large area laid to lawn and extends around the house which as the owners mentioned is perfect for football. "The garden has been tamed and re-fenced, including the pond. The approach to the house is via a gravelled drive which extends some 250 metres from the road. "The sheltered courtyard is a great space for the children, as well as for entertaining." And outside there is also double cart shed for both storage and for garaging vehicles. "As far as wildlife goes, there is an abundance due to the location. Everything from a pair of little owls, to swallows and house martins and skylarks all round. We see deer most days from the door and watch the buzzards circling. A heron visits the pond." Wonderful Location Foulsham is a sought-after village located to the north of the main Norwich to Fakenham road. It is approximately nine miles from the bustling market town of Fakenham and around twelve miles from Dereham, another market town, with the coastal town of Cromer at around twenty miles with Norwich at just over seventeen miles. Discussing the village itself, the owners said, "It is friendly and helpful to its residents. The Frost village hall is within walking distance and provides a wealth of activities and facilities. We love that this is 'real' Norfolk. The village is vibrant because it is lived in." There is a highly regarded local school which is a short walk down the footpath, and a local shop similarly close to hand. "All this, and we are only twenty minutes to the city of Norwich and the same to the stunning North Norfolk coastline. It is also in the catchment for a very well-respected high school." the present owners said.





































INFORMATION



On The Doorstep

Foulsham is a pretty village, which is graced with some fine Georgian Houses, a result of the fire, which swept through in 1770. Within the village there is a village store. Not far away is Pensthorpe Gardens and Nature Reserve. Pensthorpe lies within the Wensum Valley, which acts as a migration corridor and the reserve is made up of numerous different kinds of habitats, all of which attract different species.

How Far Is It To?

Foulsham lies approximately 8 miles south east of Fakenham and 16 miles north-west of Norwich. With Holt only 10 miles north. Often described as the 'Gateway to the north Norfolk coast', the thriving market town of Fakenham has the famous Fakenham Race Course, Pensthorpe Waterfowl Park and The Thursford Collection right on its doorstep. For more information go to: www.fakenhamweb.co.uk, while the Cathedral City of Norwich offers a wide range of cultural and leisure facilities and a variety of good schools both in the public and private sectors. Norwich also has its own main line rail link to London Liverpool Street and an international airport.

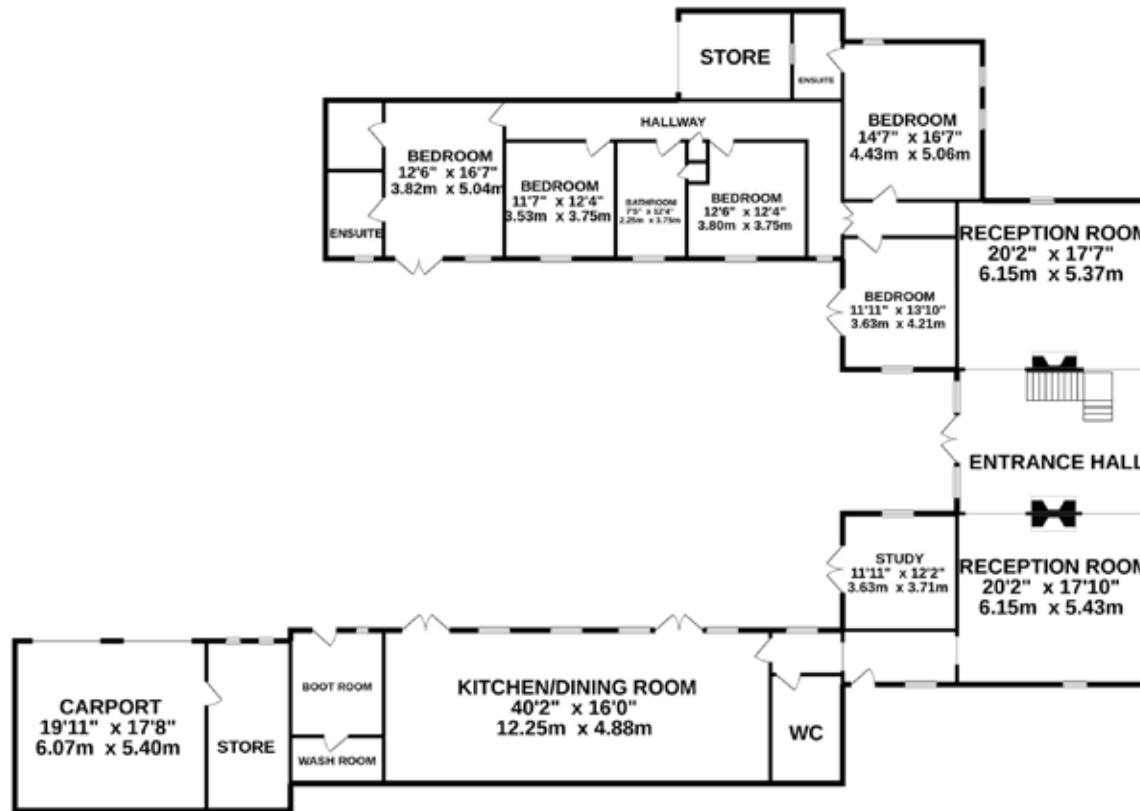
Directions

Proceed through the village of Foulsham on the High Street and take the left hand turn into Guist Road and after approximately ½ mile the entrance to the property will be found on the left

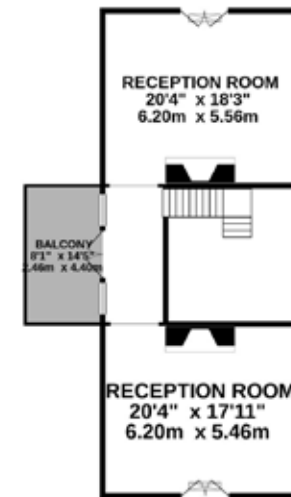
Services, District Council and Tenure

Ground Source Heating and Underfloor Throughout, Solar Panels, Mains Electric, Private Water Supply and Sewage Treatment Plant
Broadband Available - please see www.openreach.com/fibre-checker
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk
Broadland District Council - Council Tax Band G
Freehold

GROUND FLOOR
4157 sq.ft. (386.2 sq.m.) approx.

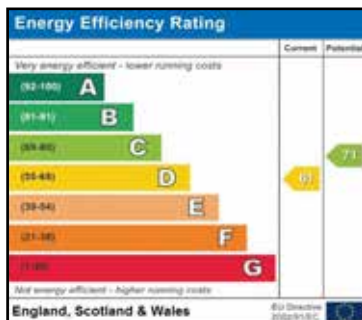


1ST FLOOR
830 sq.ft. (77.1 sq.m.) approx.



TOTAL FLOOR AREA : 4987 sq.ft. (463.3 sq.m.) approx.

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