



THE STORY OF

# Manor Barn

*Saxlingham Nethergate, Norfolk*

SOWERBYS



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Saxlingham Nethergate, Norwich  
Norfolk, NR15 1TF

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Impressive Grade II Listed Barn Conversion

Established Grounds of Approx.  
0.75 Acres (STMS)

Abundance of Character and Charm

Three Fine Reception Rooms

Well Fitted Kitchen Breakfast Room,  
Utility Room and Cloakroom

Ground Floor Bedroom and Lower Level En-Suite

Four Lower Level Bedrooms and Two Bathrooms

Extensive Attic Space

Double Height Unconverted Attached Barn

Sweeping Drive with Parking

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Thoughtfully converted, the barn balances impressive entertaining spaces with more peaceful bedroom accommodation arranged across the lower ground floor. The principal level opens into a bright and welcoming reception hall, setting the tone for the character and scale found throughout. At its heart is an elegant dining room, whilst double doors lead through to a wonderfully atmospheric split-level sitting room and family room. Here, vaulted ceilings, exposed timbers and an impressive inglenook fireplace with wood-burning stove create a space full of warmth and character, beautifully illuminated by natural light.

The kitchen/breakfast room is both practical and inviting, fitted with ample storage and preparation space, together with room for an Aga. For additional practicality, there is also a utility room, laundry room and cloakroom. Completing this floor is a bedroom suite with steps descending to a dressing area and en-suite shower room.

The lower ground floor provides another large bedroom with en-suite, and three further comfortable bedrooms, served by a well appointed family bathroom. Above, the extensive attic offers excellent storage and, subject to the necessary consents, presents exciting potential for further accommodation.

Attached to the property is a substantial double-height unconverted barn. Currently utilised for storage, this space offers tremendous versatility and, again subject to the relevant permissions, could be incorporated into the main house to create additional reception space or perhaps a new kitchen.

Outside, the mature grounds have been beautifully established over time. A sheltered walled terrace and expansive lawns interspersed with specimen trees, including a magnificent willow, alongside mature hedging and thoughtfully planted borders that create a wonderful sense of privacy.







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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# Saxlingham Nethergate

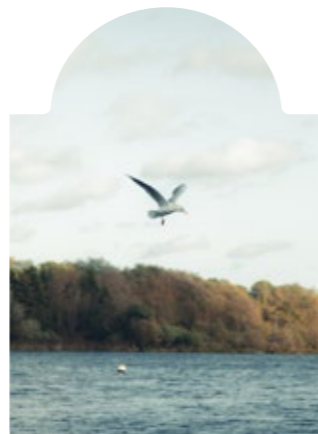
A HISTORICAL VILLAGE BURSTING WITH PICTURESQUE VIEWS

At the centre of Saxlingham Nethergate sits a historic war memorial on a village green. The memorial is surrounded by a mixture of thatched cottages and listed buildings, creating a picturesque village setting. There's also a primary school, and active cricket and bowls clubs. Boudicca Way, named after the Iceni warrior queen, passes through the village and provides a 36 mile walking route through south Norfolk countryside, linking Norwich and Diss. Just 9 miles south of the city, Saxlingham Nethergate is perfectly placed for commuting, whether it's into Norwich, or south to Cambridge and London.

The historic city of Norwich has everything you would desire of a vibrant regional capital. Its perfectly preserved medieval streets are home to a thriving community of small businesses, a vibrant food scene and an established arts culture. Strolling through the historic cobbled streets of Elm Hill, whatever the season, the Tudor architecture retains its character and beauty. Laced with merchant's houses, thatching, individual homes, speciality shops and small cafes, you'll be led toward the 1,000-year-old Norwich Cathedral.

To the west of the city the University of East Anglia is a remarkable example of brutalist architecture, and the campus is also home to the Sainsbury centre, a permanent collection of modern and ethnographic art, gifted by the Sainsbury family. There are also a number of sought after schools and colleges.

It is also a gateway to a county that continues to inspire people with its unspoilt landscapes, open spaces and big skies. When the bright lights call, trains to Liverpool Street take just 90 minutes, and the city's airport flies to a number of UK destinations.



## Note from the Vendor



“Three words to describe the home would be characterful, homely, and welcoming.”



### SERVICES CONNECTED

Mains water, electricity and drainage. Oil fired central heating.

### COUNCIL TAX

Band G.

### ENERGY EFFICIENCY RATING

An Energy Performance Certificate is not required for this property due to it being Grade II listed.

### TENURE

Freehold.

### LOCATION

What3words: [///novelist.responses.skid](https://www.what3words.com/#!/novelist.responses.skid)

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# SOWERBYS

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