THE STORY OF

# Wood Barn

*Dunston, Norfolk*

SOWERBYS

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# Wood Barn

Dunston, Norfolk
NR14 8QD

Innovative Barn Conversion

Three Reception Rooms and Reception Hall

Modern Well Fitted Kitchen Breakfast Room, Utility, Pantry and Cloakroom

Ground Floor Bedroom and En Suite

Six First Floor Bedrooms

Double Garage and Store Room

Two Incredible Holiday Let Barns

Hard Tennis Court, Courtyard and Established Garden

Paddocks and Woodland

Extending to Approx 4 Acres (STMS)

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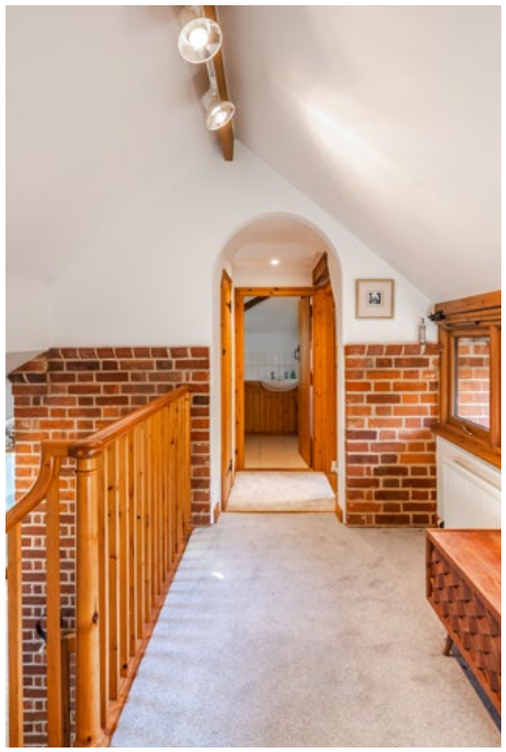
Wood Bar`n is an impressive and thoughtfully converted barn, offering beautifully versatile accommodation with an abundance of space for family life, entertaining and visiting guests. Characterful features sit comfortably alongside modern finishes, creating a home that feels both substantial and welcoming.

At the heart of the property is a striking reception hall, where a wood-burning stove brings warmth and character during the cooler months. To the front, a separate snug offers excellent flexibility, equally suited as a home office, gym or quieter sitting room.

The generous kitchen and breakfast room is flooded with natural light and designed with both everyday living and entertaining in mind. Extensive cabinetry provides plenty of storage and workspace, while a large central island creates a natural gathering point around the Aga, perfect for relaxed breakfasts, family suppers or cooking with friends. A pantry, utility room and cloakroom sit conveniently alongside.

Continuing through the barn, the accommodation opens into a wonderfully comfortable sitting room with a further wood-burning stove, together with a generous dining room made for long lunches and dinner parties. Completing the ground floor is a useful bedroom with an en suite shower room. Above, a further bedroom with a walk-in wardrobe creates an ideal teenager's retreat or private guest suite.

A separate staircase from the sitting room leads to an impressive principal or guest bedroom with its own contemporary shower room, while the main first floor, approached from the reception hall, provides four further bedrooms and two shower rooms. This flexible arrangement makes Wood Barn particularly well suited to larger families, multi-generational living or those who regularly welcome guests.



Flexible bedroom space for family, guests and growing households.

Outside, a short section of shared access with the neighbouring property leads onto Wood Farm's private driveway, where there is ample parking together with access to a double garage and substantial store room.

The grounds extend to approximately four acres (STMS), providing a wonderful sense of space and privacy. A sheltered, block-paved inner courtyard creates a particularly inviting setting for outdoor dining and entertaining, while the established gardens include sweeping lawns, mature evergreen planting and an array of specimen trees.

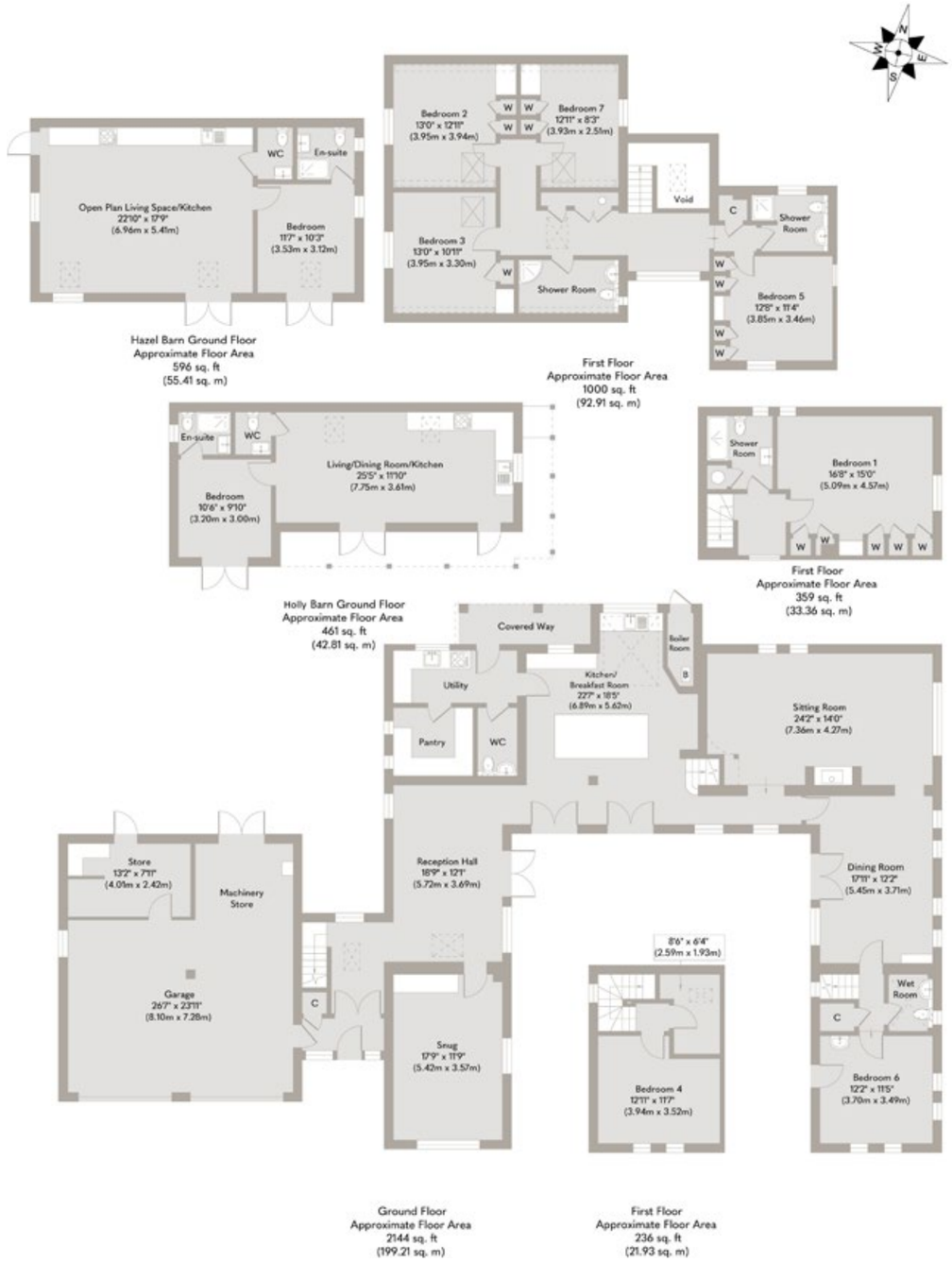
Beyond the formal gardens are a hard tennis court, areas of woodland and paddocks, creating a setting that feels wonderfully varied and full of possibility.

Adding another dimension to the property are two established and successful holiday-let barns within the grounds.

Hazel Barn offers an open-plan sitting room and modern fitted kitchen, together with a cloakroom and bedroom with en suite facilities.

Holly Barn follows a similarly appealing layout, with an open-plan sitting room and fitted kitchen, cloakroom and en suite bedroom.

Together, Wood Barn and its additional barns offer a rare combination of generous family accommodation, beautiful grounds and established income potential, all within one highly adaptable country home.




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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# Dunston

## A VIBRANT COMMUNITY TO CALL HOME

Dunston is a well-regarded village situated approximately five miles south of Norwich, offering a blend of countryside surroundings and convenient access to the city. Dunston Hall is close by, offering a popular country club, hotel, golf course and leisure facilities. The village enjoys a strong sense of community, with Stoke Holy Cross close by and a good range of everyday amenities including a primary school, village hall, post office, takeaway and regular bus services. The A47 and A140 are also within easy reach, providing convenient connections further afield.

Stoke Holy Cross is particularly well known for its dining destinations, including The Wildebeest and Stoke Mill, both popular across the region for their food and riverside settings. The surrounding countryside and nearby River Tas provide pleasant walking routes and open green spaces to enjoy throughout the year.

Nearby Norwich combines historic character with modern city living and is recognised as one of the UK's most complete medieval cities. Landmarks including Norwich Cathedral, Norwich Castle and the city's cobbled lanes sit alongside a thriving retail, dining and cultural scene.

Shopping options range from major retailers at Chantry Place to independent boutiques, cafés and restaurants within the Norwich Lanes, an area widely recognised for its independent business community. The city also hosts a busy calendar of cultural events, including the annual Norfolk & Norwich Festival, attracting performances and exhibitions from across the UK and beyond.

*Note from the Vendor*

"Private grounds, plentiful parking and a beautifully established setting on approximately four acres of land."

## SERVICES CONNECTED

Mains electricity and water. Private drainage. Oil central heating. Solar PV panels.

## COUNCIL TAX

Band E.

## ENERGY EFFICIENCY RATING

E. Ref:- 0370-2641-8610-2826-6631

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: ///level.defrost.other

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