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Thatch Farm Barn, Cantley, Norfolk, NR13 3JH

A detached barn conversion extending to over 2,000 square feet, Thatch Farm Barn is a celebration of heritage and refinement, where timeless character harmoniously meets contemporary luxury. Showcasing a wealth of original features, from majestic exposed beams and an impressive inglenook fireplace to enchanting stained glass windows, this exceptional residence offers a rare blend of rustic authenticity and modern sophistication, creating an expansive and highly versatile family home.

Nestled within an idyllic rural setting and embraced by sweeping open-field views, the barn enjoys an enviable position that is cherished by walkers and cyclists alike. Perfectly placed between the picturesque Broadland villages of Beighton and Cantley, residents benefit from a rich tapestry of local charm including historic 14th-century churches, a village and farm shop, the welcoming Cock Inn, a train station, and a delightful staithe offering access to the serene waters of the River Yare.

Screened from the road by a traditional low brick wall, the barn is approached through a timber five-bar gate opening onto a generous brick-weave driveway providing ample parking alongside access to the garage. To the side, a pathway leads to a neatly maintained lawned garden complete with a charming timber summer house, ideal as a home office or creative retreat. To the rear, a substantial paved sun terrace with raised decking forms an ideal setting for al fresco dining and outdoor entertaining.





- FOUR BEDROOMS
- SURROUNDING FIELD VIEWS
- DETACHED BARN CONVERSION

- WELL-PRESENTED THROUGHOUT
- AMPLE OFF-ROAD PARKING & GARAGE
- DETACHED TIMBER OUTBUILDING/HOME OFFICE

- ENCLOSED LAWN GARDEN & PAVED SUN TERRACE
- EXPOSED BEAMS, INGLENOK FIREPLACE, STAIN GLASS WINDOWS
- LESS THAN TWENTY MINUTES TO THE COAST OR THIRTY TO NORWICH

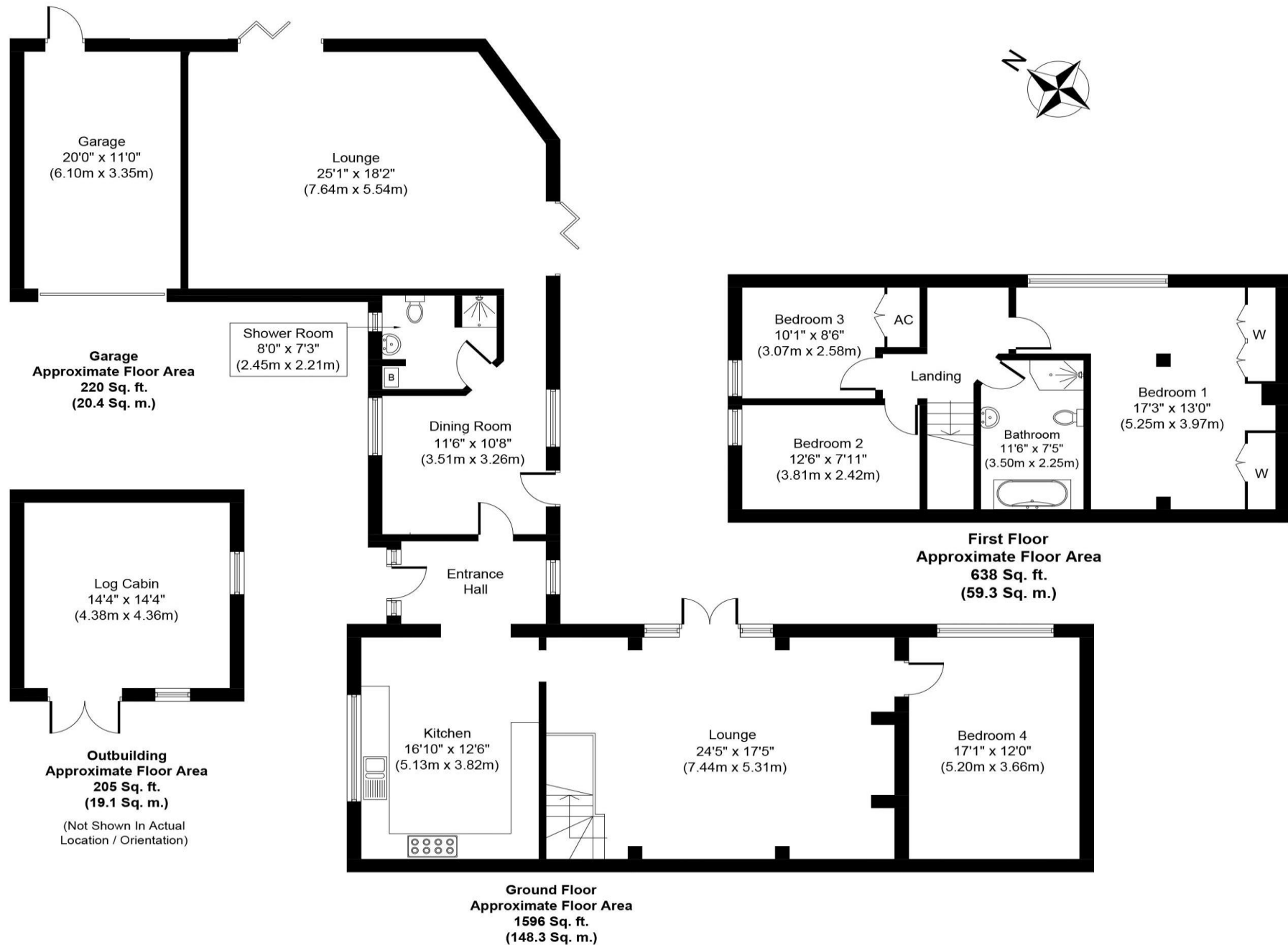
Internally, the property continues to impress with its presentation and thoughtfully arranged accommodation. A striking lounge-dining room, rich in exposed beams and centred around a feature fireplace with wood burner, opens via double doors onto the rear terrace. A second elegant lounge, enhanced by twin sets of bi-folding doors, floods the space with natural light. The home is further complemented by a well-appointed family kitchen, a separate dining room, two bathrooms, and four bedrooms, including a ground-floor suite and a principal bedroom with built-in storage.

Beyond its peaceful rural charm, Thatch Farm Barn offers excellent connectivity, with convenient access to Norwich, the breathtaking landscapes of the Norfolk Broads, the unspoilt coastline, and onward routes south toward London, ensuring this exceptional home is as practical as it is enchanting.





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		





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