



Church Hill Farm Barn Church Lane, Winfarthing

Diss



£850,000
Minors & Brady

Church Hill Farm Barn Church Lane

Winfarthing, Diss

With a commanding 0.78-acre plot and an impressive internal layout of over 4,600 square feet, Church Hill Farm Barn offers an exceptional balance of space and privacy. This stunning five-bedroom barn conversion, complemented by a self-contained two-bedroom annexe, presents versatile living spaces crafted to suit modern family life and flexible lifestyles. Vaulted ceilings, exposed beams, and inviting fireplaces create a warm and welcoming atmosphere throughout, perfectly balancing charm with contemporary comfort. Outside, the extensive gardens and large detached workshop provide ample space for outdoor entertaining, hobbies, and peaceful enjoyment of the countryside. Located in the peaceful village of Winfarthing, yet conveniently close to the bustling market town of Diss, the home benefits from excellent amenities and direct rail links to London and Norwich. Church Hill Farm Barn delivers a rare opportunity to embrace a tranquil rural lifestyle without compromising on connectivity or convenience.

- Expansive and private 0.78-acre plot offering unrivalled space and exclusivity
- Exceptional internal footprint exceeding 4,600 square feet combining refined barn conversion and elegant annexe
- Five generously proportioned bedrooms in the main residence, complemented by four sophisticated reception rooms
- Self-contained two-bedroom annexe boasting independent access, stylish kitchen, inviting sitting room, and two bathrooms
- Show-stopping kitchen/dining space featuring vaulted ceilings, premium granite surfaces, bespoke cabinetry, and a double range oven
- Seamless indoor-outdoor flow to an extensive paved terrace and covered pergola overlooking meticulously landscaped gardens with panoramic rural views





M&B

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Winfarthing, Diss

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:



M&B

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Winfarthing, Diss

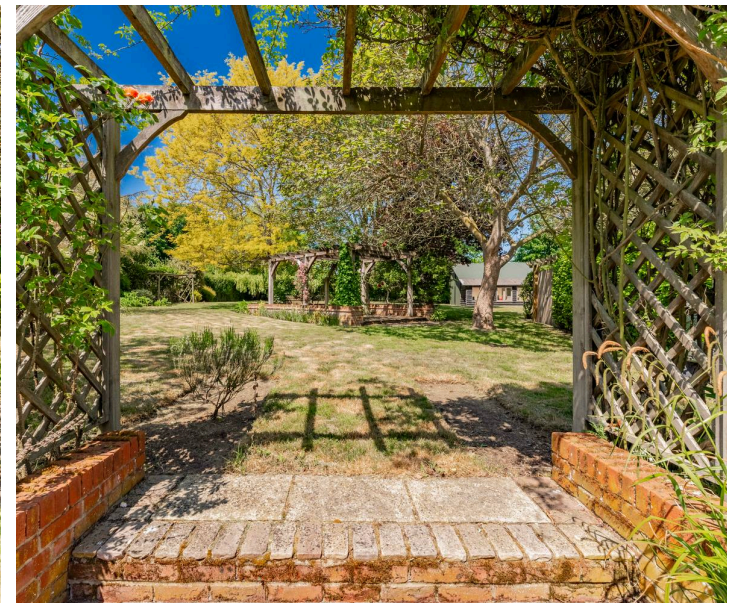
With a commanding 0.78-acre plot and an impressive internal layout of over 4,600 square feet, Church Hill Farm Barn offers an exceptional balance of space and privacy. This stunning five-bedroom barn conversion, complemented by a self-contained two-bedroom annexe, presents versatile living spaces crafted to suit modern family life and flexible lifestyles. Vaulted ceilings, exposed beams, and inviting fireplaces create a warm and welcoming atmosphere throughout, perfectly balancing charm with contemporary comfort. Outside, the extensive gardens and large detached workshop provide ample space for outdoor entertaining, hobbies, and peaceful enjoyment of the countryside. Located in the peaceful village of Winfarthing, yet conveniently close to the bustling market town of Diss, the home benefits from excellent amenities and direct rail links to London and Norwich. Church Hill Farm Barn delivers a rare opportunity to embrace a tranquil rural lifestyle without compromising on connectivity or convenience.

The Location

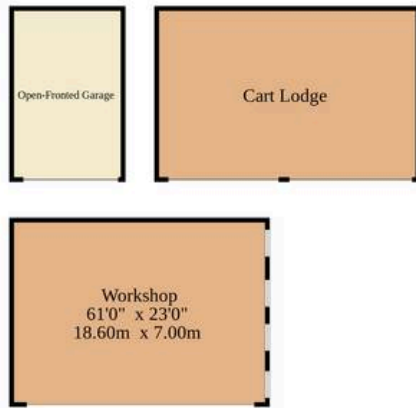
Church Hill Farm Barn is located in the quiet village of Winfarthing in Norfolk, offering a peaceful rural lifestyle while still being conveniently connected to surrounding areas. The village itself provides key local amenities, including All Saints Church of England Primary School, a well-regarded local pub called The Fighting Cocks, and the historic St Mary's Church. Though the village no longer has its own shop or post office, a post box remains in the heart of the community.

For a broader range of services, the bustling market town of Diss is just a short drive away and provides everything from large supermarkets and independent shops to a leisure centre, cafés, restaurants, and cultural attractions like the Corn Hall and Diss Mere parkland.

Diss also offers excellent educational facilities, including



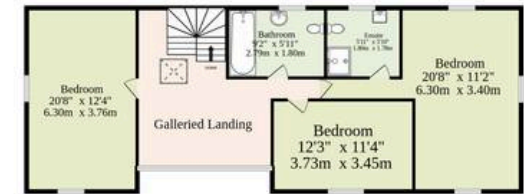
Outbuildings
1403 sq.ft. (130.3 sq.m.) approx.



Ground Floor
2336 sq.ft. (217.0 sq.m.) approx.



1st Floor
952 sq.ft. (88.4 sq.m.) approx.



TOTAL FLOOR AREA : 4691 sq.ft. (435.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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Dreaming of this home? Let's make it a reality



Meet *Nicola*
Branch Manager




Meet *Theo*
Property Consultant



Meet *Anya*
Aftersales Progressor

Minors & Brady
Your home, our market

 diss@minorsandbrady.co.uk

 01379 771444

 46-47 Mere Street, Diss, IP22 4AG

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T: 01603 210378
E: enquiries@norfolk-mortgages.co.uk