



Winferling Barn
Winfarthing | Diss | Norfolk | IP22 2EZ

CONNECTED COUNTRY LIVING



Welcome to a stunning 5-bedroom barn that blends rustic charm with modern indulgence, designed for both vibrant entertaining and peaceful retreat. Generous open plan living spaces flow seamlessly, creating a sense of connection and with personality in every corner and countryside views beyond, this is a place where lifestyle truly comes to life, yet commuter links and amenities are within easy reach.



KEY FEATURES

- Wonderful Barn Conversion
- Excellent Open Plan Living Space
- Fitted Kitchen and Useful Utility Room
- Five Comfortable Bedrooms
- Five Bath/Shower Rooms
- Great Mezzanine Space
- Fabulous Far-Reaching Views Across Farmland
- 0.73 Acre Gardens (stms) With Super Patio Area and Enclosed Courtyard
- Origins in the 1700's
- Early Viewing Suggested

This barn is what we would call a “passion project” with a sense of contemporary indulgence yet ever practical in its application for a busy modern family life. The current owners loved the fact they had space and privacy to bring up a young family yet could easily reach London in 90 minutes for work. They have created a home with personality and warmth, a whimsical barn complete with weeping willow tree, and space to just be.

Step Inside

The entrance hall offers practical tiled flooring underfoot and glazing on three sides that floods the space with natural light, all with thoughtful storage keeping coats and boots neatly tucked away and allowing space for the whole family to tumble in together. From here the home opens into an expansive family space beautifully zoned to suit every mood; an adult seating and media area, a garden room play zone for younger family members, and room for a large dining table for sophisticated suppers, all with the heritage of the home in mind, large vertical beams remaining. A double-sided wood burner and impressive brick fireplace anchors the room offering warmth and atmosphere whilst the flagstone flooring throughout enhances the easy flow. Double doors from the lounge open gracefully into a stunning internal courtyard, and this is also where the huge Christmas tree sits, with children all gathering to unwrap presents. From this inviting area, a staircase rises elegantly to the first floor. Positioned in one corner of the family room, a versatile study-cum-bedroom provides the perfect flexible space. Currently used as a music room, it could be reimagined as a bedroom, TV room, or home office. The dining area extends into a spectacular garden room, currently utilised as a play space, where triple-aspect glazing frames breathtaking views of the surrounding landscape, blurring the boundary between home and garden. The current owner loves sitting at the dining table looking through the garden room taking in a beautiful sunset. The kitchen is a masterclass in blending heritage with contemporary design. Sleek, sophisticated black cabinetry pairs with exposed brickwork and stone flooring, resulting in a space that is both stylish and welcoming and the kitchen island is a fabulous spot for watching the sunrise with a cuppa before the rest of the house is awake. Adjacent to the kitchen, a well-appointed utility and shower room offer practical convenience without compromising on style, perfect for muddy boots and paws.





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KEY FEATURES

A Home More Than Just The Sum of its Parts

Both functional and full of soul, this is a home designed to enrich every aspect of modern living. Inviting open fires and beautifully considered social spaces create an atmosphere that encourages connection, where evenings effortlessly extend into memorable gatherings and the boundaries between work and leisure gently blur. Perfectly attuned to hybrid lifestyles, the property offers two home offices, providing inspiring environments for productivity. Yet beyond the practicalities of day-to-day work, the home reveals a deeper character, one defined by warmth, craftsmanship, and a keen sense of place. Bespoke carpentry features throughout and serves as a subtle reminder of the building's heritage, grounding contemporary living within its historic context. The layout offers exceptional versatility: spaces flow intuitively from one to another, supporting everything from relaxed daily routines to larger social occasions, sometimes with train sets sprawling over the lounge floor, or children each with an instrument creating a rock band show, or disco balls lighting up the space in the winter months for a good boogie. Further enhancing this flexibility, an outbuilding houses a fully equipped home gym, offering the convenience of wellness on your doorstep, without the need for travel or membership. Equally, this space presents an opportunity to be reimaged as a separate office, studio or even an annex connecting to the bedroom with mezzanine, repurposing the gym and garage next door, making an ideal multi-generational home.

Sleep and Unwind

Designed with effortless single-level living in mind, the bedroom wing offers both versatility and refined comfort. A door from the family room leads into an office cum reading room, an ideal work or hobby space, or, if desired, a beautifully curated library. To one side of this room lies a generously proportioned bedroom, complete with a chic ensuite. An open wooden ladder from this bedroom leads to a magical mini mezzanine den, ideal as a book nook and could take a hammock too! Adjacent is the family bathroom, a delightful and characterful space featuring a striking orange bathtub, a pop of personality and perfect for family life, with ample elbow room for bathing little ones. On the opposite side of the office, the accommodation continues with a further double bedroom, leading through to the principal suite. This luxurious retreat benefits from double doors to the western aspect and a truly indulgent ensuite, where sumptuous green tiling evokes the elegance of a boutique hotel. Two staircases rise from the family room, one to a charming vaulted, beamed mezzanine level, currently arranged as a snug but equally suited as an additional bedroom, ideal for hosting sleepovers; the other to yet another beautiful bedroom with exposed beams and its own ensuite, adding to the home's exceptional flexibility. Throughout, the bathrooms subtly honour the heritage of the property, with black fittings that echo the original metalwork of the barn, balancing character, and contemporary luxury.





























INFORMATION

Step Outside

A long, winding gravel driveway guides you through immaculate, enclosed lawns offering ample space for children and dogs to roam freely, while also presenting exciting opportunities for play equipment, landscaped features, or even vegetable beds and a greenhouse for those drawn to sustainable living. A beautifully designed terrace, complete with weeping willow tree, provides an idyllic seating area, perfectly positioned to enjoy the surrounding views and watch over the gardens and children's parties, with bouncy castles and water slides. From here, a charming pathway leads gracefully to the front door, creating a welcoming, elegant approach. To the rear, both the family room and kitchen open directly onto an enclosed, sun trap, walled courtyard, an intimate and sheltered outdoor space ideal for al fresco dining and barbecues. This thoughtfully designed area effortlessly connects the interior living spaces with the gardens beyond and feels like an additional room, flooding the home with natural light.

On The Doorstep

The peaceful village of Winfarthing, offers a quiet rural lifestyle within a welcoming community, with amenities including the primary school, the popular village pub The Fighting Cocks, and the historic St Mary's Church. Banham and Old Buckenham villages offer further schooling, and Old Buckenham also offers The Red Lion pub and Harrow & Fearn coffee shop – a welcome stop after a country walk.

How Far Is It To...

Just a short drive away lies the vibrant market town of Diss, offering a wide range of everyday conveniences and leisure facilities. The town also provides excellent schooling options and for commuters there is a direct rail services to both Norwich and London Liverpool Street. The A140 and A143 provide convenient road connections to the wider region.

Directions:

Proceed from the market town of Diss along Park Road. Take a right-hand turn at the roundabout onto Denmark Street. Follow the road out of the town and through the village of Shelfanger. Continue in the village of Winfarthing and at the far end of the village, bear round the sharp right-hand bend onto Mile Road. The property will be located towards the end of the straight road before the sharp left-hand bend.

What Three Words Location

Every 3-metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... What 3 Words Location /// demotion.custard.thread

Services, District Council and Tenure

Oil Fired Central Heating – underfloor heating on ground floor

Solar Panels

Mains Electricity

Water - Borehole

Drainage – Private Treatment Plant

Broadband Available – Please check www.openreach.com/fibre-checker

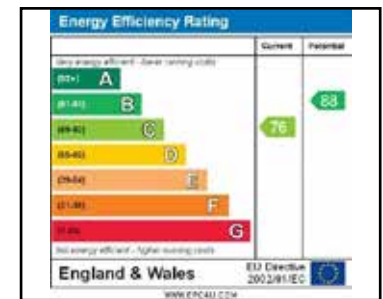
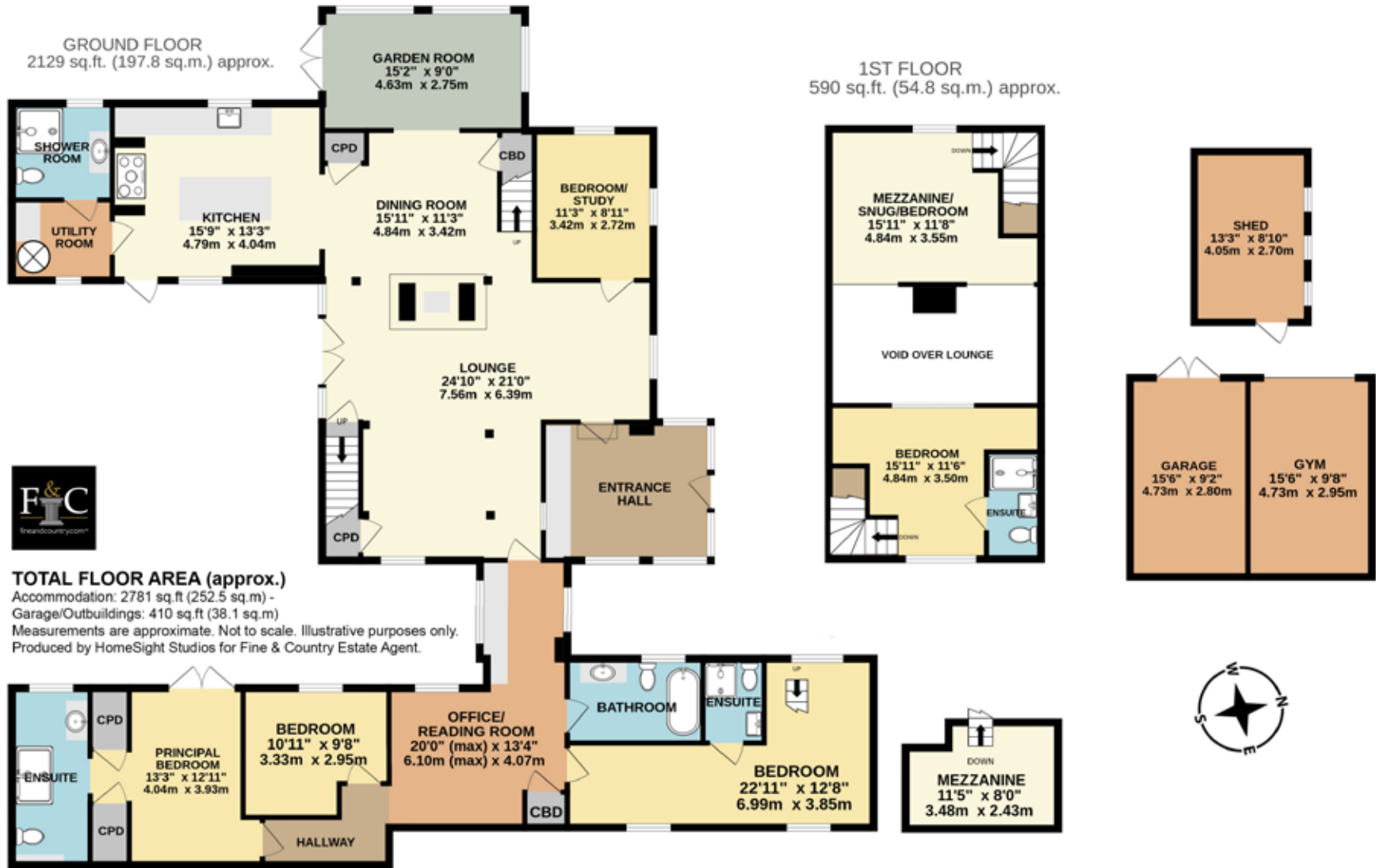
Mobile Phone Reception - varies depending on network provider Please see www.ofcom.org.uk to check.

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