



THE STORY OF

Oakwood Barn

South Walsham, Norfolk

SOWERBYS



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Oakwood Barn

7 Newport Road, South Walsham, Norfolk
NR13 6DS

Grade II Listed Restored Norfolk Barn Conversion

Five Versatile Double Bedrooms Throughout

Spectacular Vaulted First-Floor Sitting Room

Character Beams and Exposed Brickwork

Stylish Kitchen with Rangemaster Cooker

Two En-Suites and Luxury Bathroom

Landscaped Gardens with Porcelain Terraces

Electric Gates and EV Charging

Desirable Broadland Village Location

Easy Access to Norwich and Broads

SOWERBYS NORWICH OFFICE

01603 761441

norwich@sowerbys.com





Combining impressive scale with exceptional character, this beautifully converted Grade II Listed Norfolk barn has been sympathetically restored to celebrate its agricultural heritage while embracing contemporary family living. Exposed timbers, original brickwork and dramatic vaulted ceilings blend effortlessly with stylish modern finishes throughout.

At the heart of the home is a magnificent dining hall, complemented by a beautifully appointed kitchen/breakfast room with a Rangemaster cooker and French doors opening onto the terrace. A separate study provides an ideal home office, while three versatile ground floor bedrooms offer flexibility for family life, guests or multi-generational living, one with direct garden access. A generous utility room, luxurious family bathroom and cloakroom complete the ground floor.

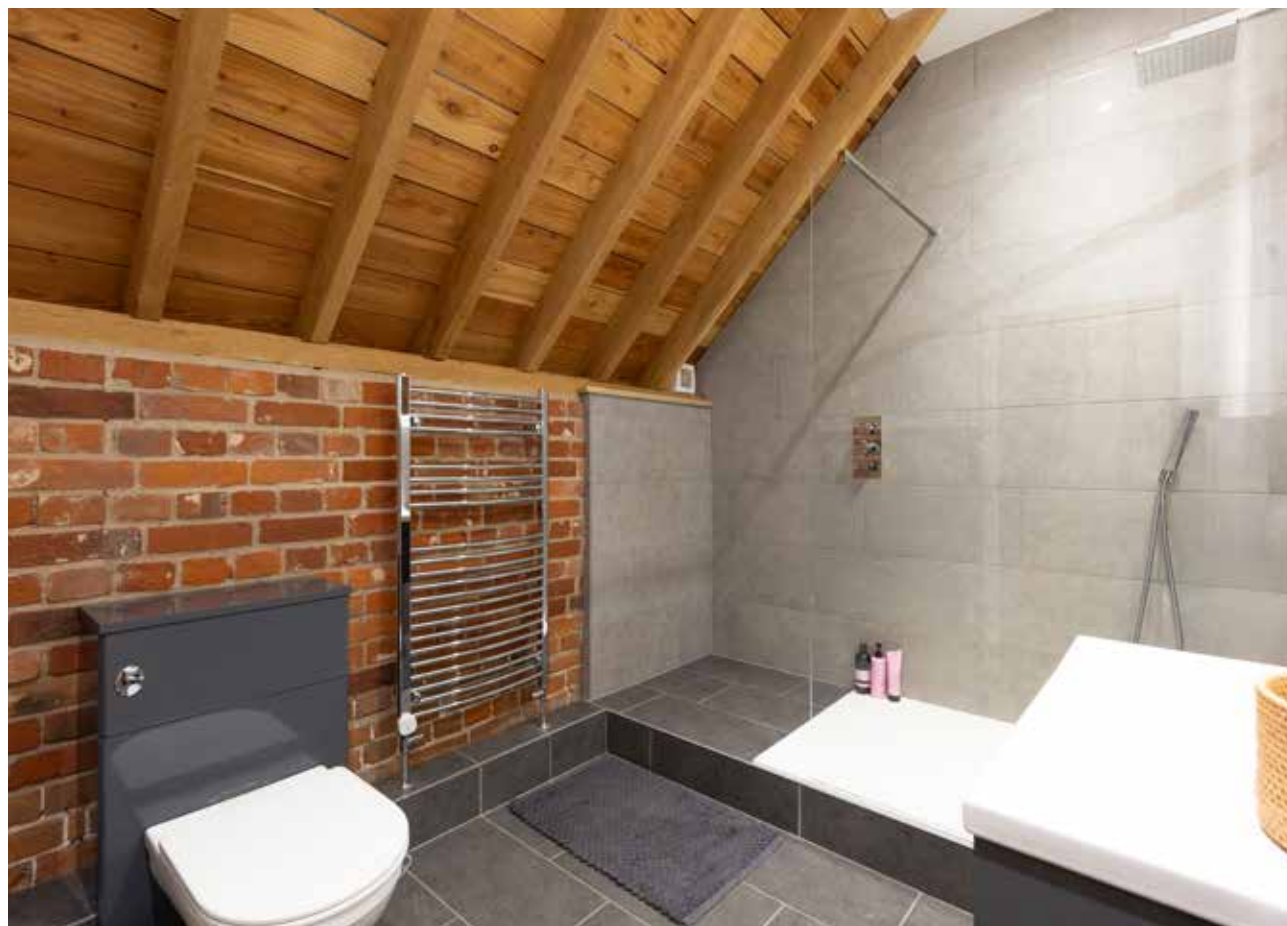
Upstairs, a breathtaking vaulted sitting room is flooded with natural light from a striking floor-to-ceiling picture window overlooking the gardens. Two generous bedroom suites, each with vaulted ceilings, exposed beams and en suite bathrooms, continue the home's distinctive character.

Extensive recent improvements include replacement hardwood windows, doors and external cladding, a remodelled kitchen, a luxurious principal en-suite with underfloor heating with a large fitted mirror, upgraded heating and hot water systems with Nest controls, electric gates, an EV charging point and beautifully landscaped porcelain terraces.

Set within the desirable Broadland village of South Walsham, close to the Norfolk Broads and within easy reach of Norwich and the coast, this exceptional barn conversion offers a rare blend of heritage, craftsmanship and modern luxury.



Historic craftsmanship
enhanced by thoughtful
contemporary design.





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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South Walsham

BROADLAND CHARM WITH HISTORY,
NATURE AND COMMUNITY

South Walsham, a charming Broadland village, is perfect for those who enjoy sailing or paddle-boarding. Located a mile from South Walsham Broad, it features Fleet Dyke with free 24-hour moorings for exploration. A footpath leads around the Broad's staithe, suitable for rowing boats, revealing a green surrounded by thatched cottages.

The village boasts a hall with regular events, a bar, and function room, The Viking. A recreation ground hosts a football pitch, cricket club, and play areas for children, with a Pre-School and Primary School nearby.

Fairhaven Woodland and Water Garden, once part of the South Walsham Estate, served as a WWII convalescent home before its transformation by Major Henry Broughton, 2nd Lord Fairhaven. Over 15 years, he restored it into a stunning garden, opened to the public in 1975. Visitors can enjoy its award-winning tearoom and gift shop selling local produce.

Two medieval churches, St Mary's (13th century) and St Lawrence's (14th century), share a churchyard. St Mary's is still in use, while St Lawrence's, damaged by fire in 1827, is now a centre for training and the arts.

Close to Norwich and Norfolk's beaches and forests, South Walsham offers a quintessential village lifestyle with excellent rail links and rural charm.



Note from Sowerbys



“Space to entertain, room to unwind, and countryside all around.”



SERVICES CONNECTED

Mains electricity and water. Drainage via treatment plant.

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: ///inserting.influence.districts

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SOWERBYS

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Registered office 23 Tuesday Market Place, King's Lynn, England, PE30 1JJ

