



Rose Barn  
Ivy Todd | Necton | Norfolk | PE37 8JB

# BEAUTIFUL BARN



This is a home where you can enjoy the best of Norfolk countryside living, with so much space, comfort, and in timeless style. A rare opportunity to purchase a spacious barn conversion in a peaceful rural setting, with the benefits of village life and major transport links close by.



# KEY FEATURES

- A Detached Barn Conversion in the Rural Hamlet Setting of Necton with Breath-Taking Countryside Views
- Four Double Bedrooms, Three with En Suite Bathrooms
- Contemporary Kitchen adjacent to Substantial Open-Plan Living Room and Dining Room
- First-Floor Office on Mezzanine Floor with Sun Terrace
- Garden Room/Orangery
- Landscaped Grounds in excess of 0.5 of an acre (stms) with Raised Vegetable Beds and Greenhouse
- Detached Double Garage, Three-Car Cart Barn and Ample Parking
- Peaceful Edge-Of-Village Location, close to Amenities
- Easy Access to the A47 to Norwich, King's Lynn, and Swaffham
- Total Accommodation extends to 2,819sq.ft
- Energy Rating: D

"The barn was the third property we looked at in early 2007," the current owners said. "Our two-year plan to buy a plot or convert a property was to take two years. In point of fact, it took just twelve hours from first seeing the barn to deciding to buy it! The reason we bought the plot was we had the foresight to see its potential, its location and the fact that it was an individual barn."

## Luxury In A Tranquil Setting

Rose Barn stands in grounds of more than half an acre in the peaceful hamlet of Ivy Todd, just east of the thriving village of Necton. Set amidst gently rolling farmland, this detached barn conversion offers the perfect balance of rural seclusion and accessibility, with the amenities of Necton and major transport routes close at hand. The barn's traditional red brick construction, timber detailing, and landscaped gardens create a welcoming first impression, while the interior is defined by light, space, and character. Built in 1818, the threshing barn was part of a farm called Rose Cottage Farm. When the owner died some years earlier, it was bought and used as a puppy farm. "Despite the condition of the property and outbuildings, we decided to take on what would turn out to be our Grand Design," the owners explained. "Originally the barn had a cob-built farmhouse attached, which was demolished as part of the planning permission, so we ended up with just the barn and adjoining side building. Construction started in 2007 by local contractors while we oversaw the process to ensure that barn and the adjoining wing met our high standards of construction. The barn itself has crook frames which are original along with oak beams (installed) to maintain the character of the building - the wood used throughout is principally oak. We went to great lengths during the conversion to make sure that the barn's previous history was preserved by preserving the open plan aspect."





# KEY FEATURES

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## Accommodation

The heart of Rose Barn is its impressive open-plan living space, where vaulted ceilings, exposed beams, and generous glazing create a sense of volume and connection to the gardens. The open-plan living room and dining room centres on a wood-burning stove, with ample space for both relaxation and entertaining. The kitchen is fitted in a contemporary style, with integrated appliances and a central island, flowing seamlessly into the dining area. On a mezzanine floor and overlooking the substantial open-plan space with a spectacular view of the beams and attendant ironwork is the home office from which the sun terrace can be reached. Talking about this space, the owners said, "The barn has a mezzanine which has become my office/computer room and has access to a balcony with views over the surrounding countryside. This is probably my favourite area in the building." There are four double bedrooms, including a ground floor suite ideal for guests or multi-generational living. A separate utility room and cloakroom add to the property's practicality. "Since moving in in 2009 and completing the interior myself, we have built a garden room (Orangery) which replaced an existing dairy building, a 1 ½ car garage and a three-car cart barn from what was the original stable block. At the end of the cart barn at the front of the property is a stable and a hard standing. When the property was bought, the first outbuilding I constructed was a semi-professional workshop on the site of a small barn to enable me to complete the interior of the property."

## Gardens & Setting

Rose Barn is approached via a gravel driveway providing ample parking and access to the garage. "When we changed the name to Rose Barn, we planted more than fifty roses which all flower at various times throughout the year. The front and rear gardens are planted as either raised beds or Mediterranean style gardens." And the gardens have been thoughtfully landscaped to provide lawned areas, mature planting, and sheltered terraces for outdoor dining. The plot enjoys open aspects to the rear, with views across farmland and big Norfolk skies – perfect for those seeking space and tranquility.

## Character & Style

The barn's conversion has preserved its rural character, with exposed beams, brickwork, and barn doors, while introducing modern comforts such as underfloor heating and double glazing. The layout is both flexible and functional, suited to family life, home working, or welcoming guests.

































# INFORMATION

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## On The Doorstep

Ivy Todd is a rural hamlet just outside Necton, a village situated on a turning off the A47 main road between Swaffham and East Dereham in the Breckland district of mid-Norfolk. "Whilst it is in a small hamlet on the outskirts of Necton, there are amenities in Necton which include a post office and shop, a butcher's shop, a pub and a 24 hour garage a mile from the property with a supermarket attached, plus a Costa drive-through for that early morning pickup!" When further amenities are required, the market town of Swaffham is just 10 minutes' drive away with a good range of local facilities and shops including a Waitrose supermarket. Necton is also well served by bus routes to Swaffham, Watton, King's Lynn, and Norwich.

## How Far Is It To?

The property is conveniently located for Norwich, King's Lynn and Swaffham via the A47, with a regular bus service every half an hour to Norwich and King's Lynn from the main road. There is also a bus service that passes through the village between Dereham and Watton. Lying 25 miles to the east, the Cathedral city of Norwich offers a comprehensive range of shopping and leisure facilities as well as its International Airport. Thetford Forest can be found to the south with its many nature walks and bicycle trails whilst the celebrated North Norfolk coast with its charming villages and sandy beaches can be found 40 minutes north by car. Stansted Airport is 72 miles by road where connections to all major European destinations can be accessed. Further facilities can be found at Downham Market (18 miles), which also has an excellent railway link to London Kings Cross with a fastest journey time of 1 hour 30 minutes.

## Directions

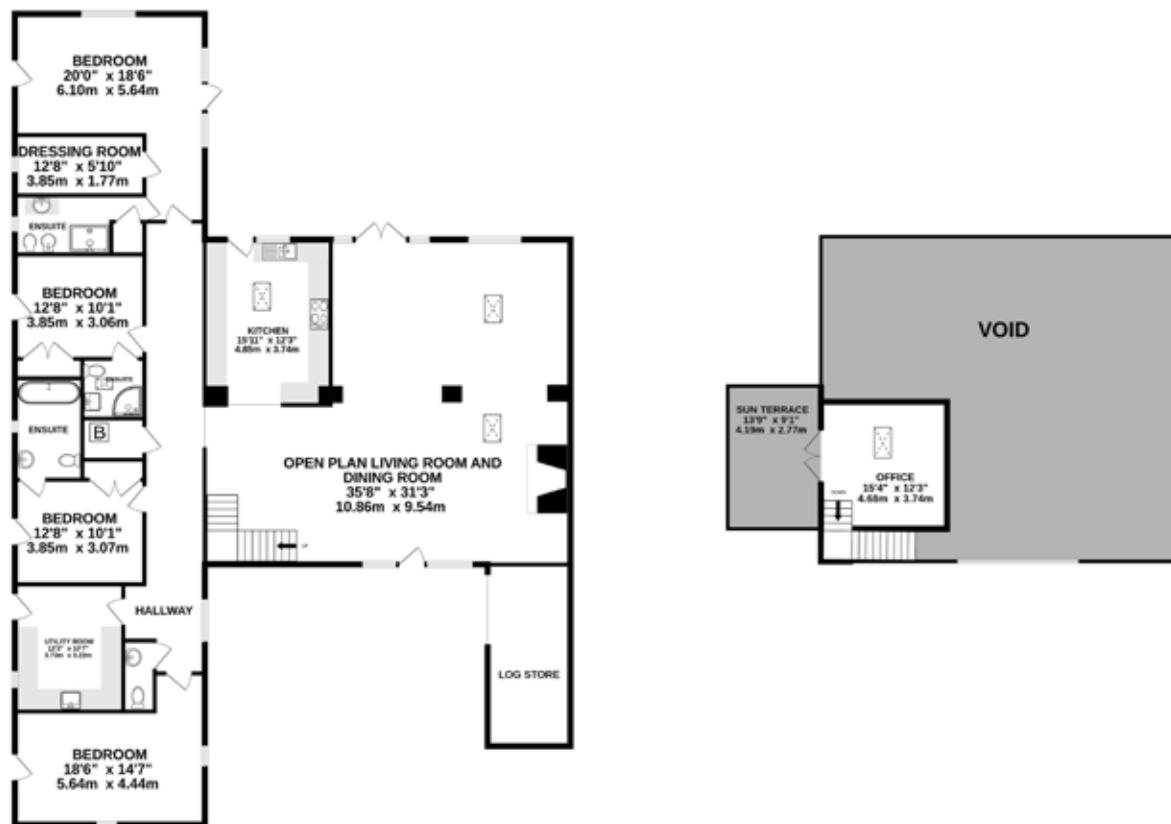
From Fakenham, take the A1065 south towards Swaffham. At Swaffham, join the A47 eastbound towards Dereham. Turning right off the A47 take the first left turn into St Andrews Lane. Follow this road to the next crossroads and turn left into Ivy Todd Road. At the next crossroads turn right into Watery Lane and then immediately right into the lane.

## Services, District Council and Tenure

Air Source Underfloor Heating, Mains Water, Sewage Treatment Plant, Solar Panels and Rain Water Harvesting  
Broadband Available - please see [www.openreach.com/fibre-checker](http://www.openreach.com/fibre-checker)  
Mobile Phone Reception - varies depending on network provider  
Please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)  
Breckland District Council - Council Tax Band F

GROUND FLOOR  
2660 sq.ft. (247.2 sq.m.) approx.

1ST FLOOR  
159 sq.ft. (14.8 sq.m.) approx.



TOTAL FLOOR AREA : 2819 sq.ft. (261.9 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lowest running costs (94-100)		
<b>A</b>		
(81-93)		
<b>B</b>		
(69-80)		
<b>C</b>		
(55-68)		
<b>D</b>		
(39-54)		
<b>E</b>		
(21-38)		
<b>F</b>		
(1-20)		
<b>G</b>		
Not energy efficient - highest running costs		
<b>England &amp; Wales</b>		
	EU Directive 2002/91/EC	
WWW.EPC.UK.COM		

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.





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