



THE STORY OF

Manor Barn

Caston, Norfolk

SOWERBYS



THE STORY OF

Manor Barn

Caston Road, Caston, Norfolk
NR17 1BW

Exceptional Converted Barn Extending to Over
4,800 Sq. Ft. (STMS) of Accommodation

Beautiful Blend of Character Features
and Contemporary Finishes

Impressive Vaulted Ceilings and
Exposed Timbers Throughout

Generous Open-Plan Living Spaces

Versatile Accommodation Ideal for
Family or Multi-Generational Living

Private Setting Within an Exclusive
Rural Development

Landscaped Gardens with Space
for Outdoor Dining

Surrounded by Norfolk Countryside with
Excellent Walking and Cycling Routes

Convenient Access to Attleborough,
Norwich and Transport Links

A Unique Lifestyle Home Offering Privacy,
Space and Architectural Character

SOWERBYS WATTON OFFICE

01953 884522

watton@sowerbys.com





Set amidst the rolling Norfolk countryside, Manor Barn is a home that captures the very essence of luxury rural living. Beautifully converted and thoughtfully designed, this exceptional residence offers a lifestyle where character, space and contemporary comfort come together in perfect harmony.

The handsome barn architecture, framed by far-reaching countryside, creates an immediate feeling of escape, while inside, soaring vaulted ceilings, exposed timbers and expansive living spaces provide a dramatic backdrop for modern family life.

At its heart, Manor Barn is a homemade for entertaining. Whether hosting dinner parties, celebrating family milestones or enjoying relaxed weekends with friends, the flowing accommodation effortlessly adapts to every occasion. The kitchen and living spaces become natural gathering places, while large windows and doors draw the outside in, allowing natural light to fill each space and connecting the home beautifully with its surroundings.



Three words to describe
the home would be
warm, bright and
spacious.





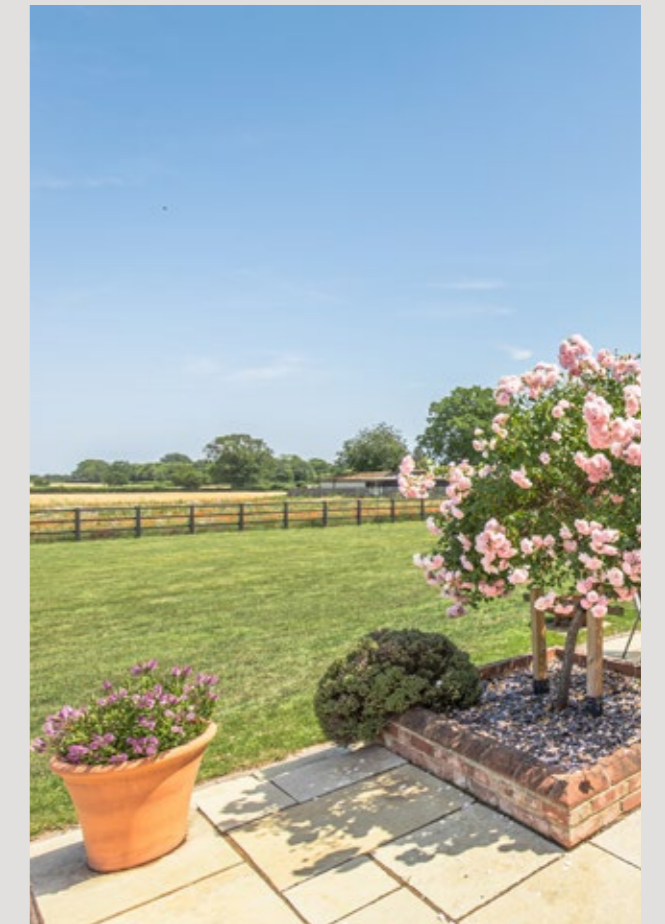
The gardens offer privacy and space in abundance, creating a sanctuary for both relaxation and recreation. However, beyond the walls of the property the countryside awaits to be explored. Morning walks through quiet country lanes, long summer evenings spent dining outdoors, and the tranquillity of Norfolk's open landscapes become part of everyday life.

Despite its idyllic setting, Manor Barn remains well connected, offering easy access to market towns, excellent schooling and transport links, ensuring that country living never comes at the expense of convenience.

Rarely does a property offer such a compelling combination of architectural character, modern luxury and lifestyle appeal. Manor Barn is more than simply a home; it is an opportunity to embrace a slower pace, create lasting memories and enjoy the very best of Norfolk living.



Amazing country views
from every window.





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.

Copyright V360 Ltd 2025 | www.houseviz.com

Caston

A PEACEFUL AND
WELCOMING VILLAGE

Situated between Watton and Attleborough, the village of Caston offers a village school, beautiful 13th century church and a public house called The Red Lion.

The market town of Watton has a range of amenities including a post office, supermarket, chemist, infant, junior and secondary schools, health clinic, medical practice and dental surgery.

There is a weekly market with lots to offer. For golf enthusiasts, Richmond Park Golf Club has an 18-hole course, driving range and practice green. Furthermore, there is a sports centre which offers a fitness suite, all weather courts, badminton, squash and snooker facilities.

Watton is surrounded by beautiful Norfolk countryside and woodlands including Thetford Forest and Wayland Wood.

The thriving market town of Attleborough has shopping facilities, supermarket, healthcare, schooling for all ages and a mainline railway station with trains to London via Cambridge.

The cathedral city of Norwich is about 22 miles away and offers a wide range of shopping, leisure and cultural facilities as well as a main line rail serving London Liverpool Street and international airport is located to the north.



Note from the Vendor



“Living here has given us a greater sense of peace and quiet, with far easier access to the countryside.”



SERVICES CONNECTED

Mains water and electricity. Drainage via treatment plant.
Heating via air source heat pump. Superfast broadband. 24 Solar panels, 4 batteries and electric car charging point.

COUNCIL TAX

Band G.

ENERGY EFFICIENCY RATING

To be confirmed.

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///shipyards.discount.siesta

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS

Sowerbys Estate Agents Limited is a company registered
in England and Wales, company no: 05668606.
Registered office 23 Tuesday Market Place, King's Lynn, England, PE30 1JJ

