



THE STORY OF
Water End Farm
Ovington, Norfolk

SOWERBYS



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Water End Farm

Church Road, Ovington, Norfolk
IP25 6RZ

Substantial Detached Barn Conversion
Set Within Approximately 3 Acres

Flexible Main Dwelling with
Three Double Bedrooms

Self-Contained Two Bedroom Annexe
Ideal for Multi-Generational Living

Stylish Open Plan Kitchen,
Dining and Living Space

Modern Shaker Style Kitchen with Built-
In Appliances and Central Island

Mezzanine Reception Room or Study
Area Overlooking Main Living Space

Enclosed Paddock Offering Scope for
Equestrian or Recreational Use

Additional Outbuildings Providing
Useful Storage and Versatility

Edge Of Village Position with a Strong
Sense of Space and Privacy

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Water End Farm is a substantial detached barn conversion set within approximately 3 acres, occupying a discreet edge-of-village position in the well-regarded rural community of Ovington. Offering an impressive blend of character, space and modern design, the property provides a highly flexible layout suited to family life, multi-generational living or those seeking to combine home, work and leisure in a countryside setting while remaining well connected to nearby market towns.

The main dwelling is arranged around a striking open-plan kitchen, dining and living space that forms the natural heart of the home. Designed with both everyday living and entertaining in mind, this generous area benefits from strong proportions and an easy flow between zones. The modern shaker-style kitchen is fitted with a range of built-in appliances and complemented by a central island that creates a focal point for casual dining and social gatherings. The sense of volume and light reflects the barn's origins, while the layout remains practical and welcoming.

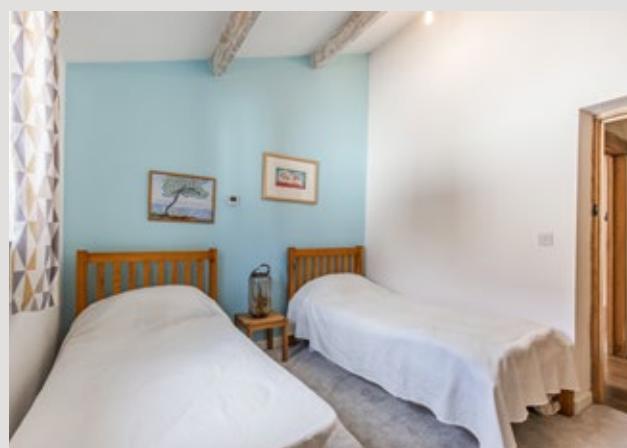
Further enhancing the flexibility of the accommodation is a mezzanine reception room or study area. Overlooking the main living space, this elevated room is ideal for home working, a reading room or an additional sitting area, making excellent use of the barn's height and character without compromising functionality.

The main house offers three well-proportioned double bedrooms, all supported by well-appointed bathroom facilities. The accommodation is arranged to provide comfortable and versatile living, suitable for families or those wishing to accommodate visiting guests with ease.



A refined mezzanine reception or study enhancing the sense of volume and architectural interest.





A key feature of Water End Farm is the fully self-contained two-bedroom annexe. With its own kitchen, living space and shower room, the annexe offers excellent independent accommodation while remaining closely connected to the main house.

This space is ideal for extended family, dependent relatives, guest accommodation or ancillary use, subject to any necessary consents, providing valuable flexibility for changing lifestyle needs.

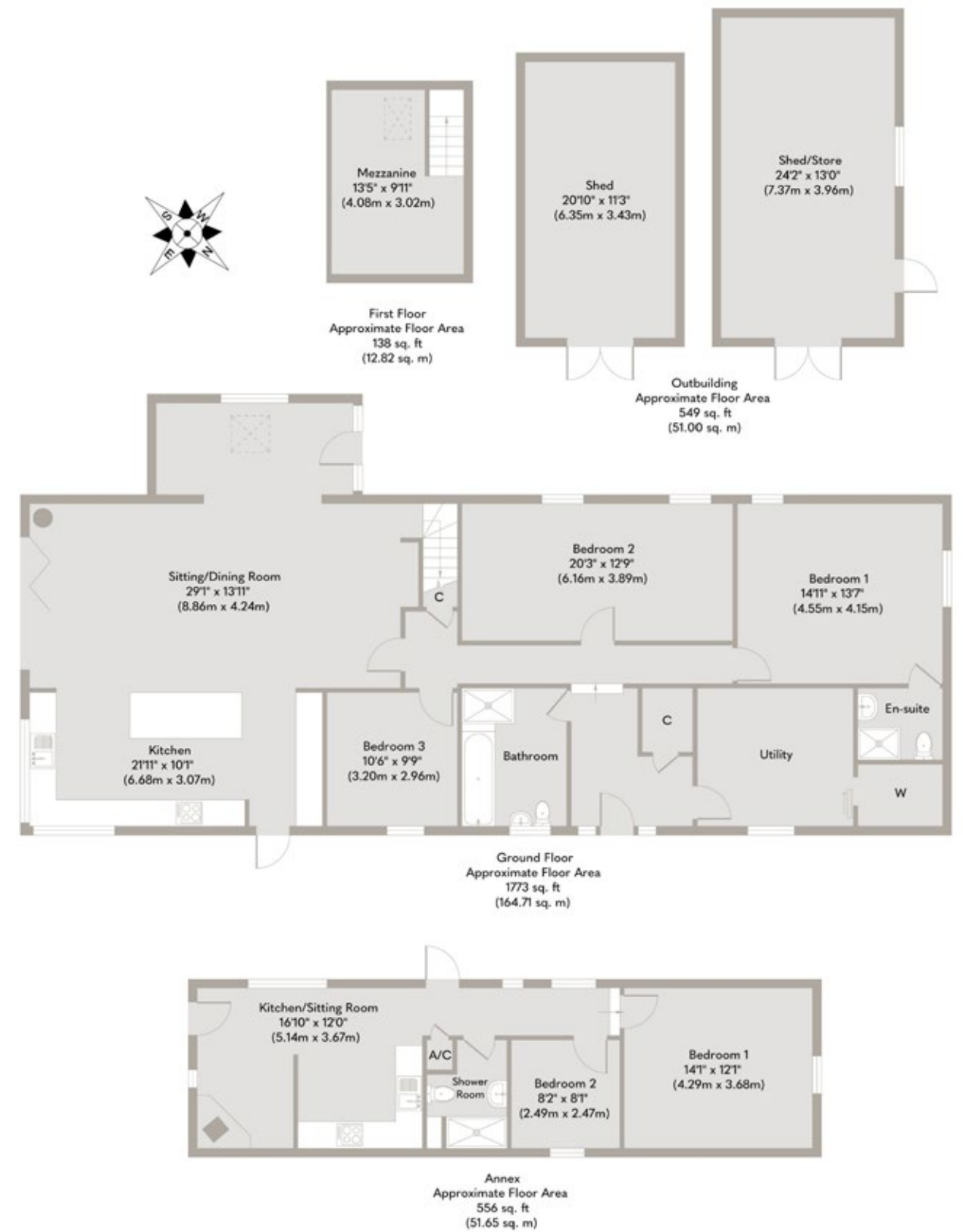


Outside, the property sits within approximately 3 acres of grounds, creating a strong sense of space and privacy. An enclosed paddock area offers scope for small-scale equestrian use, hobby farming or recreational purposes, while the remaining land and gardens provide ample room for outdoor enjoyment. Additional outbuildings and storage further enhance the practicality of the setting, supporting a wide range of uses.

Despite its rural surroundings, Water End Farm is conveniently positioned for access to the nearby towns of Watton, Swaffham and Dereham. Each offers a comprehensive range of amenities, schooling and services, ensuring that day-to-day needs are easily met. This balance of countryside living with strong connectivity adds significantly to the appeal.

Overall, Water End Farm is an impressive and adaptable barn conversion that combines characterful architecture, contemporary living spaces and extensive outdoor grounds, offering a lifestyle opportunity that can evolve to suit a wide range of requirements.





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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Watton

ROOM TO GROW IN THIS STRONG RURAL COMMUNITY

Watton, a beloved market town nestled in Breckland, Norfolk, offers a tranquil retreat with abundant country homes and equestrian properties. Each year, the Wayland Show, among England's oldest agricultural shows, brings the community together.

The town boasts essential amenities, including primary, junior, and secondary schools, a GP clinic, dental surgery, chemist, supermarket, Post Office, and sports centre. Loch Neaton, reputedly England's sole loch, originated in 1875 when Scottish railway workers excavated land, creating a lake filled by the River Wissey. Though the Victorian-era attractions have vanished, Loch Neaton remains a scenic spot for leisurely walks and fishing.

Nearby Wayland Wood, rumoured to be the setting for the children's tale "Babes in the Wood," invites exploration with its natural beauty. Outdoor enthusiasts can explore Thetford Forest's cycling trails or tee off at Richmond Park Golf Course, an expansive 18-hole course set in picturesque parkland.

After a day of activities, Watton offers several welcoming pubs like The Willow House and The Waggon & Horses in Griston, or The Old Bell in Saham Toney, ideal for enjoying local ales and hearty meals.

With its rich history, breathtaking landscapes, and diverse property offerings, Watton shines as a gem in Norfolk's rural landscape.



Note from Sowerbys



"A carefully considered barn conversion with a self-contained annexe, defined by generous space, adaptability and a relaxed rural setting"

SERVICES CONNECTED

Mains water and electricity. Drainage via treatment plant. Air source and underfloor heating to the barn. Cottage/annexe heated via a wood burner stove and electric radiators.

COUNCIL TAX

Main Barn: Band E.
Cottage/Annexe: Band A.

ENERGY EFFICIENCY RATING

D. Ref:- 8801-0103-7822-4327-3703

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: ///ferried.economies.openly

LOCATION

Please note that we have been advised that the annexe/bungalow at the property is subject to a planning restriction and is permitted for use as a holiday let. Prospective purchasers are encouraged to discuss the planning permission with their solicitor and mortgage lender to ensure they are fully informed and that the property meets their individual requirements.

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

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