



The Manor Barns  
Dickleburgh | Diss | Norfolk | IP21 4NJ

# VERSATILE LUXURY LIFESTYLE



Set within approximately 1.7 acres (stms) of beautifully maintained grounds, this exceptional six-bedroom barn conversion offers an outstanding blend of character, craftsmanship, space, and flexibility, perfectly suited as a luxurious private residence, an exclusive holiday home, a high-performing Airbnb investment, or an ideal multi-generational living solution. Just 15 minutes from London rail links and town amenities in Diss, the barn offers a country life at your convenience.



# KEY FEATURES

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- Magnificent Barn Conversion
- Spacious Accommodation
- Annexe Space
- Cinema Room
- Superb Sheltered Outdoor Heated Pool
- Beautiful Grounds Extending To Around 1.7 Acres stms.
- Double Garage and Cart Lodge
- Plenty Of Character
- No Onward Chain

The current owners were immediately drawn to the sense of space and tranquillity the property offers, along with its character and rural setting. "It felt like somewhere we could truly relax and enjoy a slower pace of life." Inside, the home unfolds with authenticity, with the "roundhouse" threshing barn restored in 1975 with a full glazed wall, now a wonderful family room, and stories of the past woven through the weathered beams and reclaimed floors now defined by craftsmanship, heritage, and attention to detail. The home has a real holiday feel to it yet has a welcoming and comfortable atmosphere and has proved to be a place to make new history. The pool and courtyard, sheltered from the wind, are consistently warmer due to how the sun is drawn into the space and the home has a natural flow, with space for everyone to sprawl out whether watching a movie, playing darts, watching the children in the pool or chatting in the kitchen - so many rooms have doors to the courtyard creating a continuous connection. This home offers a place of work, rest and play with adaptable space and potential for three separate living accommodations all in a beautiful character setting and swathed in light.

## Step Inside

From the moment you step into the vast entrance hall, the scale, tranquillity, and charm of this remarkable home are immediately apparent. Double doors from the entrance hall lead into the stunning main living room, where the wooden beams and a striking exposed brick fireplace and wood burner create a warm and inviting atmosphere. This space naturally forms the heart of the home and is where the current owners gravitate to, wonderfully cosy in the winter months, perfect for evenings by the fire, yet a cool space to escape the summer heat. The barn's layout has been carefully designed to balance openness with versatility and a wonderful flow with bespoke craftsmanship evident throughout. To the left of the entrance hall, an internal hallway leads to a home office, with Indian slate flooring, used currently as a brilliant bar and darts area, linking the sitting room overlooking the pool to the main house. The doors from this darts/bar into the sitting room, were specifically designed to mirror the double doors from the entrance hall into the main living room, creating symmetry and cohesion. Next to the bar is a small double bedroom, and a shower room, ideal for guests requiring single level living. Beyond, a spectacular sitting room features a fully glazed wall overlooking the courtyard and heated pool, flooding the space with natural light. During the summer, the space remains beautifully cool and airy, offering the perfect place to relax while seamlessly connecting to the outdoors and to the rest of the home. Equally the LPG fire makes this a wonderful entertaining space in cooler months.

The adjoining annexe further enhances the home's adaptability. Arranged with an open-plan kitchen and living area, with a bedroom and bathroom above, it has served many purposes over the years, from a home office to guest accommodation, and even as a successful holiday let and is a space that can easily evolve to suit a variety of lifestyles. There is potential to reconfigure the annexe and perhaps install a lift for accessibility further enhancing the multi-generational living possibilities. Returning to the main living area, a separate hallway leads to a fabulous family room, currently used as a cinema and games room. With a huge, glazed bay window and beautifully preserved parquet flooring and bespoke, handmade cabinetry designed specifically for the space, this light-filled room is ideal for entertaining or relaxing and currently houses a full-size pool table. This room was originally the barn's "roundhouse" threshing room, where a horse powered the millstone. A short rise from the hallway leads to the farmhouse-style kitchen breakfast room, a warm and sociable space complete with a substantial range oven and ample room for informal dining. Whether rustling up a mammoth morning fry up for the whole family, or creating a special meal for two, you have everything you need here. French doors open directly onto the terrace, allowing indoor and outdoor living to flow effortlessly. The adjoining dining room is both grand and atmospheric, with a semi-vaulted ceiling, and floor reclaimed from the annexe and re-laid by the current owner. This space also benefits from wet system underfloor heating and two walls of glazing offering a great vista. This is a wonderful space for hosting special occasions, with an easy flow from the kitchen and double doors to the front of the home, allowing a fabulous breeze to flow through in summer.

## A Home Made for Living, Entertaining and Multi-generational use.

This is a house that has truly been lived in and loved and has adapted and grown with the current owners over the years. It has played host to countless memorable occasions, from intimate family moments to large celebrations. The owners even held their wedding reception here, followed by christenings, milestone birthdays, and multiple social gatherings with friends and family. For those who enjoy a slower pace, just grab a drink and take in the sunsets from the lawn, a perfect spot for star gazing and late-night conversation or just take a book under the trees to enjoy solitude and quiet. Whether enjoying relaxed summer days around the pool, hosting barbecues, and grand suppers, or simply spending time together the home flows inside to out with ease.

## Explore Upstairs

The main staircase leads to a fabulous long landing from which the first-floor accommodation is found and from where you can overlook the main living room. The characterful principal suite feels like a separate boutique hotel wing, with dressing area along with a luxurious ensuite with freestanding bath and separate shower. The enormous bedroom boasts three Velux windows allowing natural light to flood the space, further built in storage and a bank of traditional windows with wonderful views over the grounds. Three further double bright and airy bedrooms all with roof lights again, are served by a family shower room so there is heaps of space for a large family, or sleepovers and guests.























The Annexe





















# INFORMATION



## On The Doorstep

Dickleburgh is a welcoming community led village, with regular village events, an active village hall, and a large playing field featuring a children's play area and sports facilities. Amenities include a village post office/convenience store, public house, bus service to Diss, fish and chip shop, church, garage, and well-regarded schooling. Nearby Dickleburgh Moor nature reserve is a mix of open wetland, meadows, and quiet footpaths offering outdoors enthusiasts a beautiful place to explore.

## How Far Is It To...

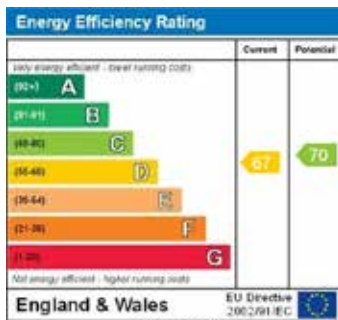
Convenient commuter links and further amenities can be found in the historic market town of Diss, around 10 minutes away. Diss offers supermarkets, independent shops, cafés, and services, along with a direct mainline train to London Liverpool Street in approximately 90 minutes.

## Directions:

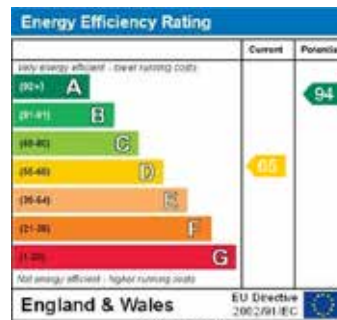
Proceed from the market town of Diss along Victoria Road and follow the road out of the town. At the roundabout take first exit onto the A140. At the next roundabout take the exit signposted Dickleburgh. On entering the village, the property will be found on the left-hand side.

## 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 /// tedious.outlawing.spades



Main EPC



Annexe EPC

## Services, District Council and Tenure

Oil Fired Central Heating (LPG in kitchen and sitting room)

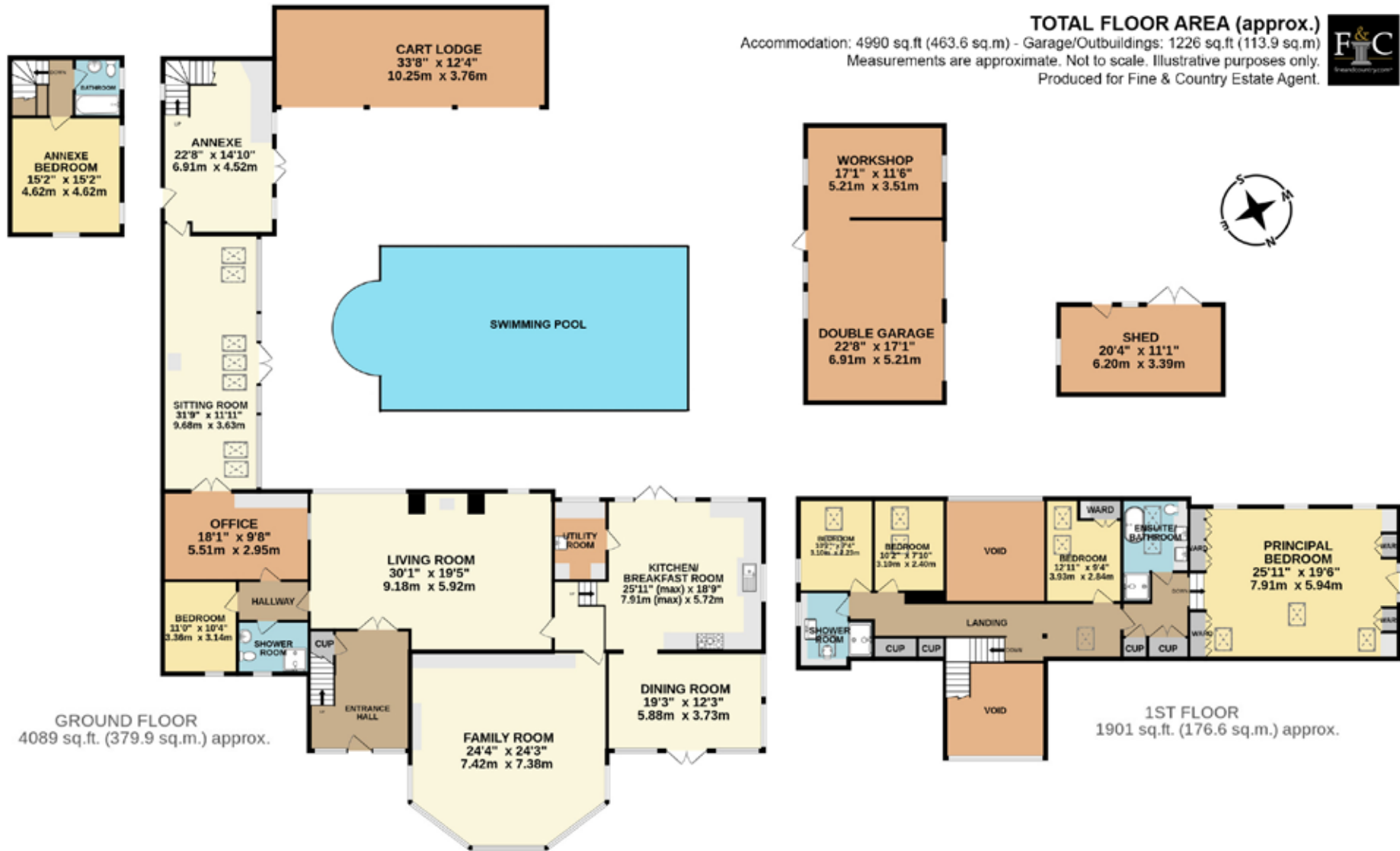
Mains Electricity & Water

Drainage - Sewage Treatment Plant

Broadband Available - please check [www.openreach.com/fibre-checker](http://www.openreach.com/fibre-checker)

Mobile Phone Reception - varies depending on network provider Please see [www.ofcom.org.uk](http://www.ofcom.org.uk) to check.

South Norfolk District Council - Band F - Freehold



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.



# FINE & COUNTRY

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