



1 Vale Farm Barns
Reepham | Norfolk | NR10 4QX

EXCELLENCE AND EASE



Enjoy your very own grand design!

A stunning former barn that's been beautifully and skilfully converted to offer stylish contemporary accommodation.

The attention to detail and quality of the materials and craftsmanship is outstanding,
and everything has been incredibly well considered,
so you can move in and enjoy easy living, right from the start.



KEY FEATURES

- A Stunning Single Storey Barn Conversion situated on the Outskirts of the Market Town of Reepham
- Four Bedrooms and Two Bath/Shower Rooms
- The Principal Bedroom benefits from a Dressing Room and an En-Suite Shower Room
- Large Open Plan Kitchen/Dining Room with Wood Burner and Built In Appliances including a Quooker Tap
- Separate Sitting Room with Double Doors to the Sandstone Terrace and Garden
- The Grounds extend to 0.73 of an acre (stms) with Stunning Field Views
- Plenty of Parking, Car Port and EV Charger
- The Accommodation extends to 1,775 sq.ft
- Energy Rating: B

One of just two barns on the outskirts of Reepham, this brand new home benefits from a superb setting. You have a plot of just over 0.7 of an acre surrounded by open fields, with spectacular views and a strong connection to nature and the changing of the seasons, yet you're also less than a mile from the pretty and well served market town of Reepham.

Exceptional In Every Way

If you want to live in the country, but you don't want the upkeep that comes with an older property, if you love wildlife and want to get back to nature, but you want your creature comforts too, this barn will blow you away! With style in spades, it stands out from the crowd for all the right reasons, and it's also refreshingly practical, with eco features that make it super easy and economical to run. A home that has much to give, yet asks very little, it's well set for the future; a home to treasure for the years to come. This would be perfect for a family of any age, as well as for an active retired couple looking for a home that's ready and waiting.

Effortless And Elegant

Enjoy all the benefits of a brand new eco-home, with ample insulation, and a Mitsubishi Ecodan air-source heat pump supplying underfloor heating throughout the barn, with individual zones so you can adjust it to suit your needs. There are solar panels with the option to add battery storage, plus an EV charging point. You have stylish aluminium windows throughout and it's a very warm and welcoming home, with the glazing allowing plenty of light to flood the building.





KEY FEATURES

The owner has chosen natural materials to complement the origins of the barn and the surroundings, so you have solid oak doors, limestone flooring and more. The freestanding log burner will add a cosy touch on cold winter evenings, whilst in summer, you'll appreciate having access to the outside space from the kitchen, sitting room and all four of the bedrooms. The contemporary kitchen with its marble quartz worktops has a granite twin sink, Quooker tap, and integrated appliances including a bean to cup coffee machine, as well as the oven, microwave, dishwasher, full-height fridge, full-height freezer, washing machine, tumble dryer and induction hob. The room is wonderfully sociable and you can slide the doors back to open it right up when the weather allows, so the garden becomes an extension of the room. When you want a bit of peace and quiet, tuck yourself away in the sitting room and relax. All four bedrooms are a good size, and the principal bedroom benefits from a dressing room and en-suite, while the rest have built-in storage and share a luxurious family bathroom.

Community, Countryside And Coast

Outside, the attention to detail continues. Unlike many new builds or conversions, the garden is ready for you here. The large sandstone patio is a lovely spot to sit out and watch the wildlife and there's a composite decking area too for easy maintenance. The owner has fenced the lawned garden and added native hedging around, and the house comes with its very own robot lawnmower, so you don't even have to cut the grass. You'll see a wealth of wildlife here, the most glorious sunrises and sunsets, the seasons changing across the fields around you, and experience a sense of peacefulness, yet you also have the security of neighbours and you're less than a mile from all the amenities of Reepham. Whether it's picking up lunch from the deli, dropping your children off at one of the area's most highly regarded schools, or dinner at The Dial House, there's plenty here for you. Living here, you'll also have spectacular walks on the doorstep and you're within easy reach of both the laidback calm of the Norfolk Broads and the beauty of the North Norfolk coast and the pretty town of Holt.

























INFORMATION



On The Doorstep

Reepham has a large selection of shops including a small supermarket, several cafes and The Dial House – boutique bed & breakfast and wine bar. There is an art gallery, antique shops, newsagent, post office, library, health centre, pharmacy, butchers, whole foods and hardware store plus a further two public houses. It also has a highly regarded primary school and an 'outstanding' secondary school with adjoining sixth form college.

How Far Is It To?

The market town of Aylsham is 7.5 miles away and offers larger supermarkets and a wide selection of amenities as well as Blickling Hall on its doorstep. Around 13.5 miles north is the Georgian Town of Holt which provides a wide variety of shops, restaurants, galleries and individual boutiques as well as the highly regarded Gresham's school. The cathedral city of Norwich is approximately 12 miles to the south where there is an extensive range of leisure and cultural facilities as well as a main line rail link to London Liverpool Street and an International Airport. The Norfolk Broads and the coast are both less than 20 miles distant.

Directions

Leave Norwich on the Reepham Road passing through Hellesdon and Alderford. Continue along the Norwich Road. Turn right onto Church Hill. Church Hill turns slightly left and becomes Market Place. Continue onto the B1145 and follow this road out of the town into open countryside. Take a left hand turn and follow the road down to the barns, whereby number 1 will be clearly signposted with a Fine & Country For Sale Board.

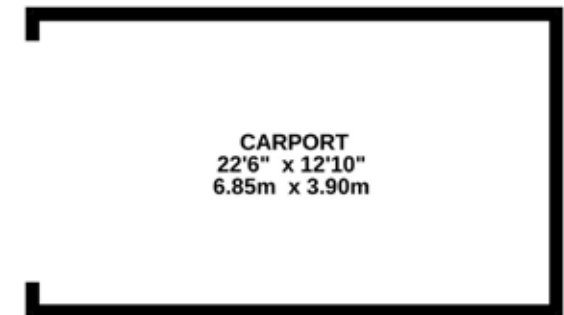
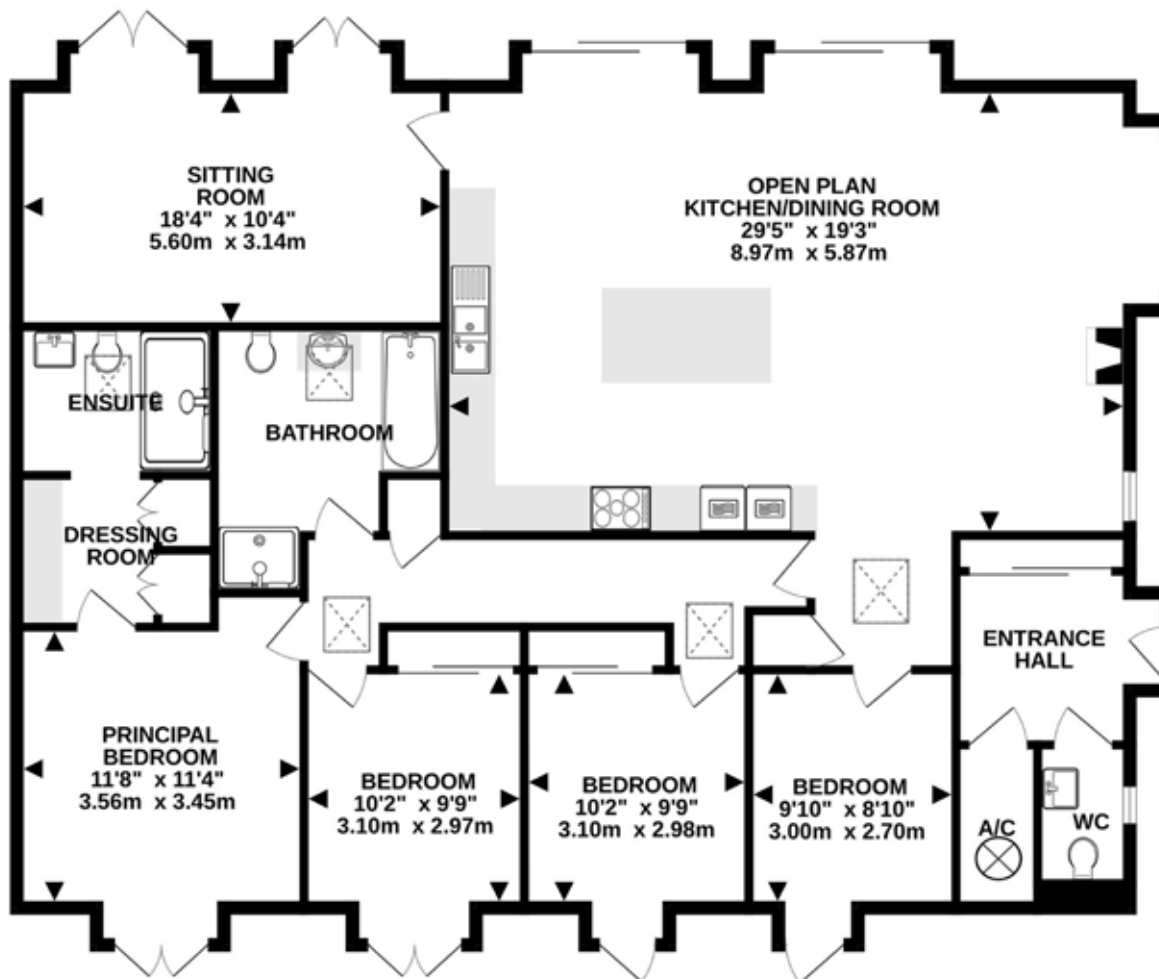
Services, District Council and Tenure

Air Source Heat Pump, Mains Water, Private Drainage via Cesspool
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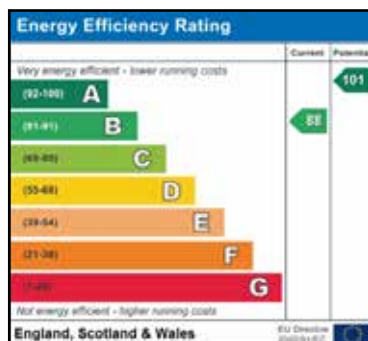


CARPORT
287 sq.ft. (26.7 sq.m.) approx.

GROUND FLOOR
1775 sq.ft. (164.9 sq.m.) approx.

TOTAL FLOOR AREA : 2062 sq.ft. (191.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. www.norfolkpropertyphotos.co.uk
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For a free valuation, contact the numbers listed on the brochure.





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