



## Old Barn

The Ridings, Cringleford, NR4 6UJ

**BROWN & CO**



## Old Barn, The Ridings, Cringleford, NR4 6UJ

An outstanding two/three bedroom barn conversion with garage and parking, situated within a highly sought after development moments from Eaton village, Norwich city centre and the A11 trunk road.

PRICE £475,000



### DESCRIPTION

Old Barn is an attractive attached two storey barn conversion of traditional brick construction under a pantile roof. The property represents a super opportunity to acquire a charming home which is beautifully presented but also represents a rare opportunity having not been on the open market in over 21 years. The property enjoys well-balanced and versatile accommodation arranged over two floors, with scope to suit a variety of buyers in a particularly sought after location.

The property is approached through a gate into the Cart Lodge which has a vaulted ceiling and revealed roof timbers and also gives access to the rear garden and to a useful storage room/home office. The front door opens into the entrance hall providing access to a shower room and cloakroom and onwards to the sitting room and kitchen.

The principal rooms include the 19ft sitting room with electric log burner surrounded by an exposed brick fireplace and acts as a highly attractive feature of Old Barn. From the sitting room double doors lead through into the dining room/bedroom three and then on to the garden room with delightful views and access on to the gardens.

On the first floor, two bedrooms are approached off a particularly spacious landing area. A notable feature of the house is the amount of built-in storage throughout the first floor and in the bedrooms. Both first floor bedrooms are comfortable doubles and enjoy a pleasant outlook. Original roof timbers are revealed throughout the first floor.

To the rear, the property benefits from a pleasant, low maintenance garden, thoughtfully arranged to provide an attractive yet easily managed outdoor space. The garden offers an ideal setting for al fresco dining and there is space for general planting, whilst offering a high degree of privacy. In addition, and importantly, there is both parking and a garage for Old Barn.

Services – Mains water, mains electricity, mains gas central heating, mains drainage.

Local authority – South Norfolk District Council. Council tax band D

### LOCATION

Old Barn occupies a pleasing position within The Ridings, a well-regarded residential setting in the highly sought-after village of Cringleford, lying immediately to the south-west of Norwich. The village provides a range of local amenities including schooling, village hall, public house, Waitrose and convenience stores,

together with good access to the A11 trunk road and the wider regional road network. Norwich offers a comprehensive range of shopping, cultural and commercial facilities, together with a mainline rail service to London Liverpool Street.

### DIRECTIONS

Travelling on the A11 Newmarket Road heading out of Norwich take the exit signed to Eaton and Cringleford. Go straight across the traffic lights and across the bridge. The Ridings is the third road on the left. Take the first private drive on the left in The Ridings to the garages at the bottom. Walk to the right of the garages and the Old Barn is in the left hand corner of the courtyard. NR4 6UJ.

### AGENT'S NOTES:

- (1) The photographs shown in this brochure have been taken with a camera using a wide-angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.
- (2) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

**VIEWING** Strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871

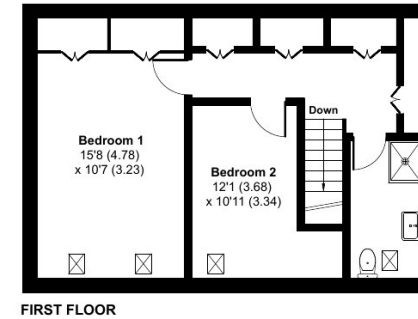
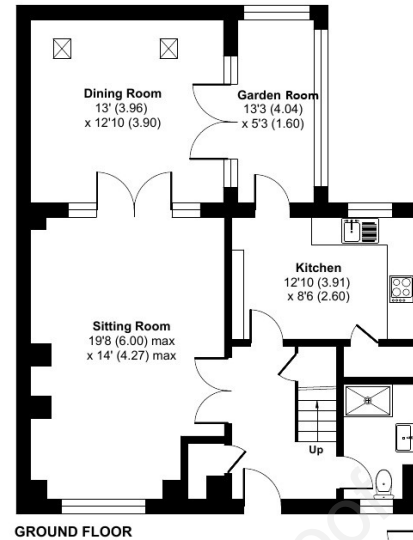




# The Ridings, Cringleford, Norwich, NR4

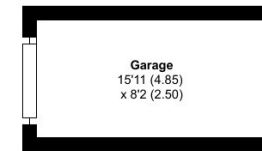
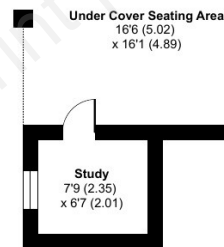
Approximate Area = 1287 sq ft / 119.5 sq m  
 Garage = 131 sq ft / 12.1 sq m  
 Outbuilding = 51 sq ft / 4.7 sq m  
 Total = 1469 sq ft / 136.3 sq m

For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n3checom 2026. Produced for Brown & Co. REF: 1408859

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