



THE STORY OF

Church View Barn

Shotesham St Mary, Norfolk

SOWERBYS



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Church View Barn

Hawes Green, Shotesham St Mary,
Norfolk, NR15 1UW

Impressive Barn Conversion and
Abundance of Character

Most Desirable Location and Fine Church Views

Outstanding Vaulted Sitting Room

Reception Hall

Family Room, Study and Utility Room

Modern Well Fitted Kitchen Breakfast Room

Three Ground Floor Bedrooms and
First Floor En-Suite Bedroom

En-Suite and Family Bathroom

Double Garage and Parking

Secluded Established Garden

SOWERBYS NORWICH OFFICE

01603 761441

norwich@sowerbys.com



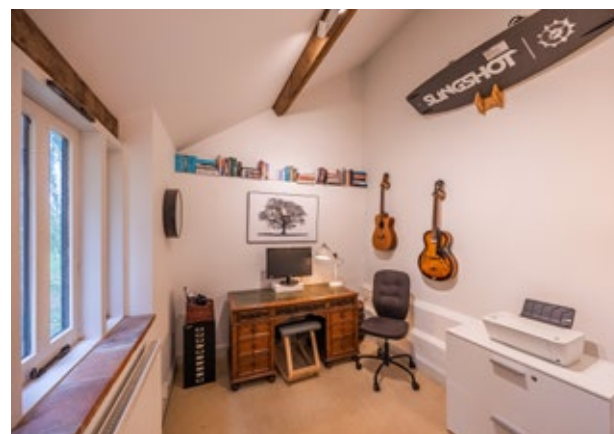


This truly impressive and innovative barn conversion occupies an elevated position within a small cluster of barns, enjoying striking views towards the neighbouring church and across the gently undulating countryside.

Extending to approximately 4,000 sq. ft., the property offers generous and versatile accommodation, complemented by an abundance of character, with exposed oak beams and impressive vaulted ceilings creating a wonderful sense of space throughout.

The vaulted reception hall provides a welcoming introduction, setting the tone for the accommodation beyond. Of particular note is the stunning vaulted sitting room, where exposed timbers and an impressive exposed brick chimney housing a wood-burning stove combine to create a space full of warmth and character. Generously proportioned, the room offers ample space for both comfortable seating and a dining table, making it ideal for entertaining family and friends.

Positioned between the sitting room and kitchen, a well-placed snug provides a more intimate retreat and is currently arranged as a cinema room. The kitchen is modern and thoughtfully designed, with an excellent range of storage, generous work surfaces and a substantial island unit. Steps lead down to the breakfast room, where double doors open directly onto the garden, creating an easy connection between the indoor and outdoor spaces.





Further ground-floor accommodation includes a useful fitted utility room, a separate study and three bedrooms. One bedroom benefits from a modern, well-appointed en-suite shower room, while another features a particularly appealing mezzanine level, adding an individual touch to the space. A separate family bathroom serves the remaining ground-floor accommodation.

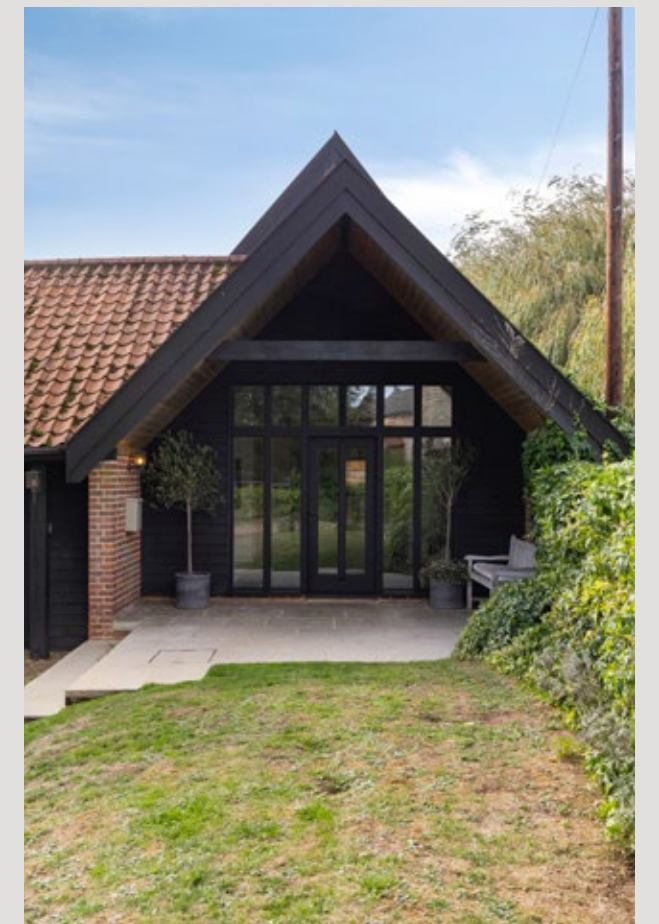
To the first floor, a further bedroom enjoys its own modern, well-appointed en-suite bathroom, complete with both a bath and separate shower.

Outside, the property is approached via a parking area with access to the double garage. The beautifully landscaped gardens wrap around the barn, with the principal garden enjoying a south-easterly aspect. A generous raised terrace provides an appealing space for outdoor dining and entertaining, while the surrounding lawns, established boundary hedging and varied planting create a private and attractive setting in which to relax and enjoy the countryside views.





Step outside to
beautifully landscaped
gardens and a
sunlit terrace.





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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Shotesham St Mary

A CHARMING HAMLET WITHIN
SOUTH NORFOLK COUNTRYSIDE

Within the rolling countryside of South Norfolk, Shotesham St Mary is a charming rural hamlet, centred around St Mary's church.

Just a mile away, Shotesham All Saints is one of South Norfolk's most desirable villages, steeped in history and extending back in excess of 1000 years. Located on the valley of the River Tas, Shotesham has a local conservation group, a village pub, and many attractive period listed properties. There are numerous walks and bridleways, and Boudicca Way, named after the Iceni warrior queen, passes nearby, providing a 36 mile walking route through south Norfolk countryside, linking Norwich and Diss. Just 8 miles south of the city, Shotesham All Saints is perfectly placed for commuting, whether it's into Norwich, or south to Cambridge and London.

The historic city of Norwich has everything you would desire of a vibrant regional capital. Its perfectly preserved medieval streets are home to a thriving community of small businesses, a vibrant food scene and an established arts culture. To the west of the city the University of East Anglia is a remarkable example of brutalist architecture, and the campus is also home to the Sainsbury centre, a permanent collection of modern and ethnographic art, gifted by the Sainsbury family. There are also a number of sought after schools and colleges.

It is also a gateway to a county that continues to inspire people with its unspoilt landscapes, open spaces and big skies. When the bright lights call, trains to Liverpool Street take just 90 minutes, and the city's airport flies to a number of UK destinations, as well as direct to Amsterdam.

This is a city that reveals itself the longer you stay - a city to fall in love with - a city to be a part of.



Note from Sowerbys



“A thoughtful blend of traditional barn character and contemporary comfort, offering space to live, work and unwind.”



SERVICES CONNECTED

Mains water and electricity. Private drainage. Oil fired central heating.

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: ///prestige.offstage.published

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SOWERBYS

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Registered office 23 Tuesday Market Place, King's Lynn, England, PE30 1JJ

