



THE STORY OF

Mill Hill Barn

Merton, Norfolk

SOWERBYS



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Mill Hill Barn

Peddars Way, Home Farm Lane, Merton,
Thetford, Norfolk
IP25 6QT

Approx. 1/3 Acre Private Plot (STMS)

Lateral Living in the Norfolk Countryside

Open Plan Kitchen-Diner-Living Space

Easy Access to Watton Town Centre Amenities

Three Double Bedrooms with
Views out to Garden

En-Suite Shower Room and Family Bathroom

Glorious Uninterrupted Field Views

A Home on the Historic Peddars Way

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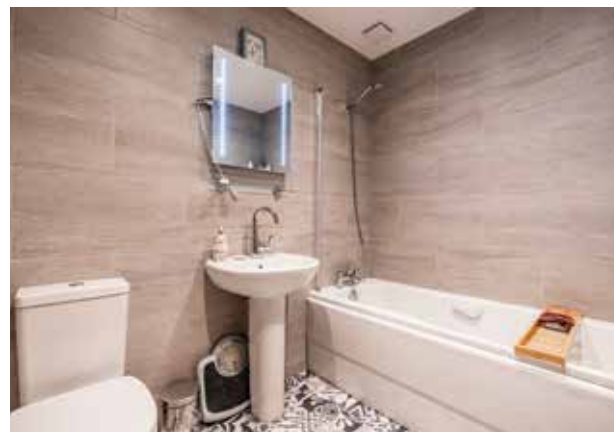
Mill Hill Barn is a detached, single-storey three-bedroom barn set within approximately one-third of an acre in the Norfolk village of Merton, enjoying open countryside views. Offering well-proportioned accommodation, generous outdoor space and the ease of single-storey living, it provides a peaceful rural setting within easy reach of nearby Watton.

At the heart of the home is a substantial open-plan kitchen, dining and living area, creating a versatile space for everyday living and entertaining. The property also offers three double bedrooms, including one with an en suite, alongside a family bathroom. The barn-style proportions give the accommodation a distinctive character and sense of space.

Outside, the private plot provides ample room for outdoor living, gardening and entertaining, with uninterrupted open fields beyond adding to the sense of privacy and space. There is also scope to personalise the property through furnishing, landscaping and individual improvements.

Merton offers a peaceful countryside setting sat on Peddars Way, while nearby Watton provides a range of everyday amenities including shops, supermarkets, cafés, restaurants and schools.

Combining three double bedrooms, generous lateral accommodation, a substantial open-plan living space and a private one-third-acre plot, Mill Hill Barn offers a flexible and characterful home in the Norfolk countryside.



It's very usual to see woodpeckers, pheasants, partridges, chaffinch and goldfinch, with the occasional owl sighting.





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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Merton

CLASSIC NORFOLK
COUNTRYSIDE LIVING

Merton is a small and picturesque Norfolk village set within the peaceful countryside of Breckland, just a few miles from the market town of Watton. With its rural setting, historic buildings and close-knit community, the village offers a quintessential taste of Norfolk country life.

At the heart of the village is the historic St Peter's Church, a charming flint church with a distinctive round tower, set within a tranquil churchyard overlooking Merton Hall and its surrounding parkland. The Merton Estate has been associated with the de Grey family since the 14th century, giving the village a rich and enduring connection to Norfolk's history.

Merton Hall forms an important part of the village's heritage. The original hall was largely destroyed by fire in 1956, although the Victorian wing and historic Clock House remain. The estate and its associated buildings provide a striking backdrop to the surrounding countryside.

Peddars Way, one of Norfolk's best-known footpaths, runs from Knettishall Heath through the countryside to the coast. The route passes through areas of special scientific interest, particularly important for nesting birds, helping to protect the surrounding landscape and making large-scale development in the area very unlikely.

The surrounding countryside offers plenty of opportunities for walking, cycling and enjoying the peaceful rural landscape, while nearby Watton provides a wider range of everyday amenities and services.



Note from the Vendor



"We have loved the peace and quiet and uninterrupted countryside views from the garden and the house."



SERVICES CONNECTED

Mains electricity. Shared water source via borehole. Drainage via treatment plant. Oil fired central heating and wood burner. Property also benefits from solar panels.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

C. Ref:-2091-6798-3060-6107-1191

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: ///visitor.shipwreck.upper

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SOWERBYS

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