



2 Hall Farm Barns
Low Common | Deopham | Norfolk | NR18 9DX

 FINE & COUNTRY

A BEAUTIFUL BLEND



The period and the contemporary combine most harmoniously at this impressive and appealing barn conversion. Beautiful exposed brick and flint walls, high ceilings and oak beams sit seamlessly alongside eco-features such as an air source heat pump, solar panels with battery storage, and underfloor heating. Comfortable and characterful, this is a barn to fall in love with, complete with private gardens, a large paddock, and a gloriously peaceful setting, close to Wymondham and the A11, yet with countryside all around.



KEY FEATURES

- A Wonderful Grade II Listed Barn Conversion situated in a Small Group of Barns in the Village of Deopham
- Four Bedrooms and Four Bath/Shower Rooms – Two of which are En-Suite
- Bespoke Kitchen with Central Island and Separate Utility Room
- Stunning Open Plan, Vaulted Sitting/Dining Room with Double Sided Wood Burner
- Snug and Mezzanine Area and Landing
- Rear Courtyard Garden providing an Entertaining Terrace with Decking and Pergola
- The Grounds extend to around 2.25 acres (stms) and include a Large Paddock with Double Garage and Wood Store
- Plenty of Driveway Parking and a Further Garage
- The Accommodation extends to 2,897 sq.ft
- Energy Rating: C

If you're looking for a home with a pony paddock, a place where your family can enjoy the great outdoors, somewhere well located for regular travel, a home with the space to host friends and family, or somewhere in the catchment for the desirable Wymondham College, you need to see this spectacular barn, set in attractive gardens in a small group of dwellings just outside Wymondham.

Pretty As A Picture

This wonderful family home is found in a small group of barns neighbouring a Grade II listed 16th century farmhouse. This is thought to have been a cowshed and used for calving originally, before being converted into a stylish, high-end home in 2005. The current owners came here as a young couple. Having ridden past it many times on their bikes, and having commented on how lovely it looked, they jumped at the chance to make it their home. It ticks so many boxes - a barn conversion with character that is also very comfortable, somewhere well connected and accessible yet peaceful, a home with plenty of space and an open feel for entertaining, yet offering room to work from home too. Over their years here, the couple have started a family and found the barn to work brilliantly at every stage of family life.

Family Friendly, Full Of Charm

The heart of the barn is the stunning open plan, full height area, with a stylish log burner at the centre, between the sitting room and dining room. These rooms are open to a cosy and bright snug on one side and to the kitchen, so you have a fabulous central entertaining area.





KEY FEATURES

The owners have made plenty of use of it over the years, hosting big family Christmases, birthday gatherings, dinner parties and more, filling the barn with friends and loved ones. It also works incredibly well as the central hub of family life. If you have little ones, it's easy to keep an eye on them, and if you have teens, this is the place people congregate, and you can catch up over dinner or snacks. You also have a separate study and three ground floor double bedrooms. The principal suite is most impressive, nicely tucked away from the rest of the rooms, with an en-suite, built-in storage and two doors to the sunny courtyard beyond. On the other side of the barn, you have what could make a nice little annexe - currently a gym, utility room and shower room. Upstairs is perfect for a teen or adult child at home, or perhaps for guests, with a double bedroom, en-suite and a large sitting room or games room. Altogether, this is a very versatile property and can adapt to suit your changing needs over time.

Countryside And Convenience

You have gardens to the front and rear of the barn, with a garage and a double cart shed, so plenty of space for your ride-on mower, or any sporting equipment. The rear courtyard is south-facing and a real suntrap - so much so that the owners have installed a parasol for shade, so you can still spend time outside comfortably on hot summer days. Even in spring and autumn, you're nicely sheltered to sit out with your morning cuppa and soak up your vitamin D! The barn also comes with a large paddock on the other side of the driveway. You could have a pony here, grow your own, or simply enjoy a family game of football. The owners have used this for hosting parties with as many as 60 guests, hiring caterers for refreshments. You have the best of both worlds here - you're quiet and secluded yet you have the security of neighbours, so it always feels safe. You can head out with your dog and wander the quiet lanes and footpaths, go for a run or cycle, yet when you need to get to the shops, you don't have to go far because the pretty market town of Wymondham is just a short drive away. You're also close to Hingham and Attleborough. If you travel frequently, proximity to the A11 is handy and means it's easy to head to the airport or down to London. You're in catchment for Wymondham College, which is a huge draw, and buses pick up from here for the school each day.





























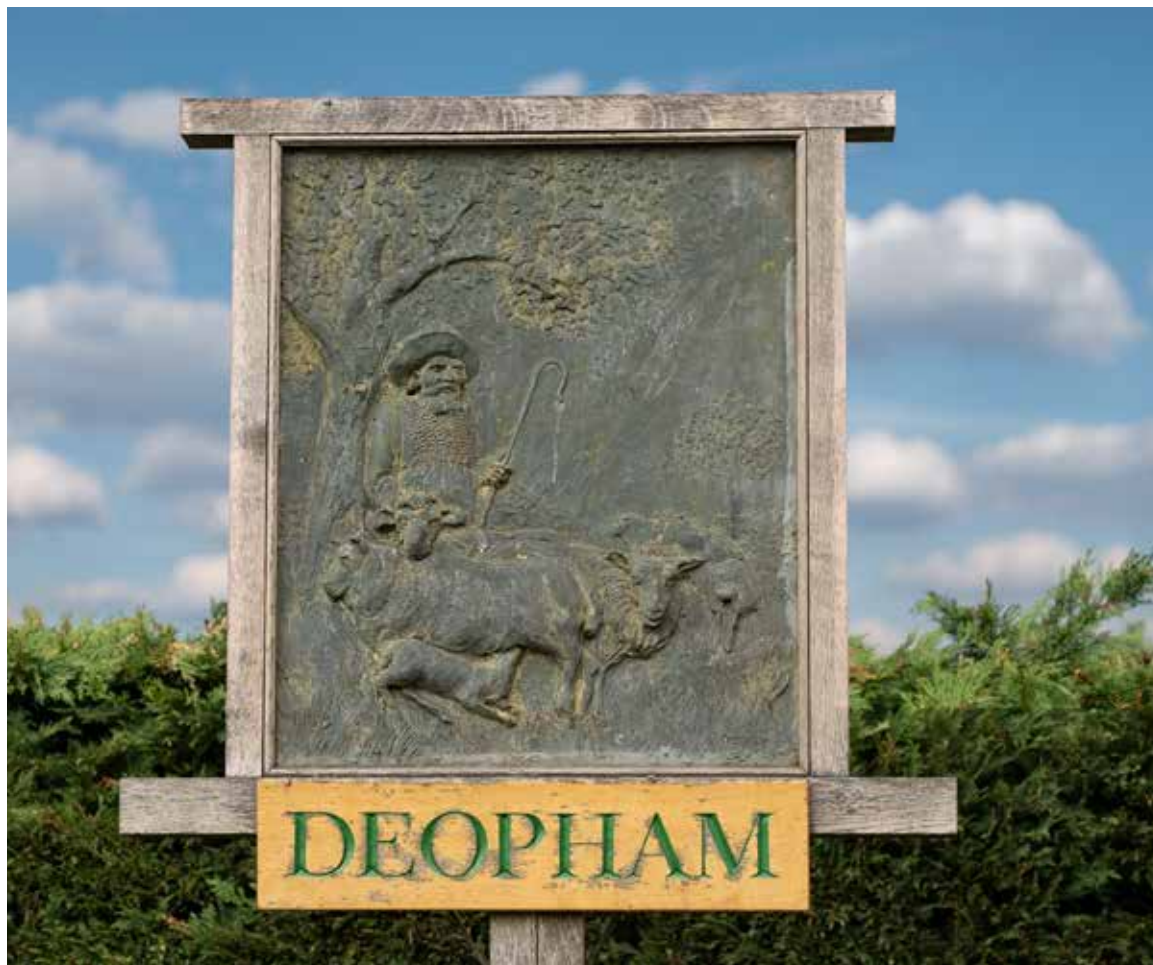








INFORMATION



On The Doorstep

Deopham enjoys both the benefits of village life as well as the thriving market town atmosphere offered by nearby Wymondham. The attractive town centre has some outstanding buildings including the striking Abbey, a good range of shops, public houses, cafes and attractive places to take a walk. It also offers some good schools and is home to the renowned Wymondham College. Wymondham is supported by its own railway station with links to both Norwich and Cambridge while offering easy access to the A47 Norwich southern bypass.

"Deopham is ideal because it feels as if it is in the country, yet it is so close to Wymondham and Norwich. The house is in the catchment area for Wymondham College and High School. Wymondham itself is a great market town with some good shops."

How Far Is It To?

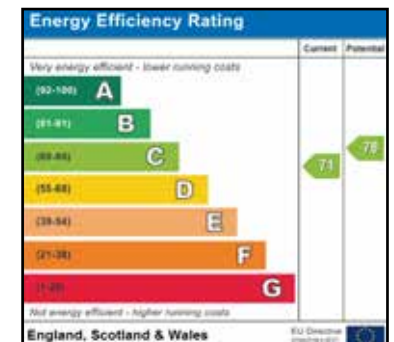
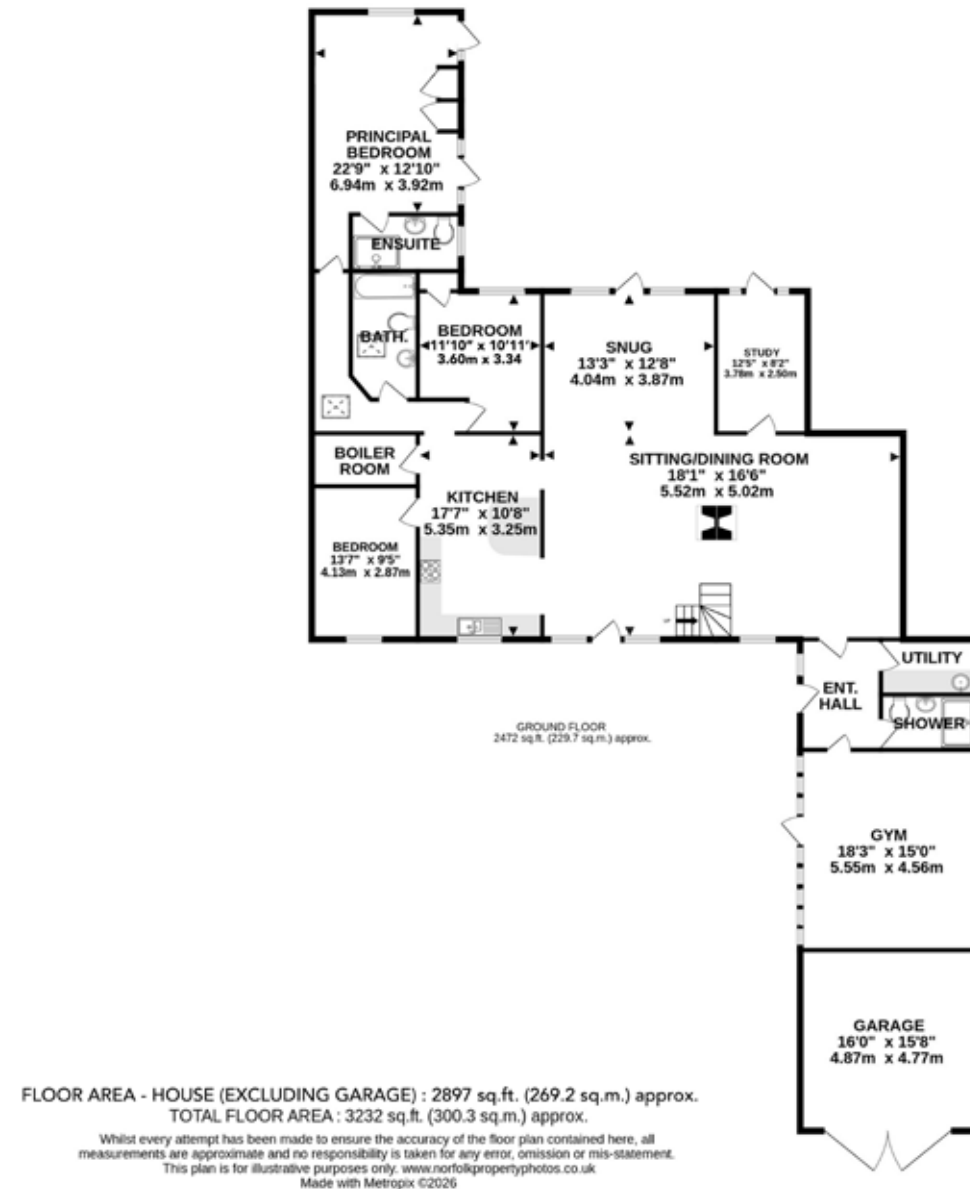
Wymondham is situated approximately 8 miles south west of the cathedral city of Norwich with its wide range of cultural and leisure facilities and a variety of good schools both in the public and private sectors. Norwich boasts its own main line rail link to London Liverpool Street and an international airport. The market town of Attleborough is a mere 7.5 miles south west of Wymondham with a good selection of high street shops including a Sainsburys Supermarket.

Directions

Leave Norwich on the B1108/Watton Road travelling through the villages of Colney, Barford, and Kimberley. Turn left onto Hall Lane and pass through the village of Hackford. Continue onto Low Common and then turn left onto Church Road. Follow the road down towards the barns and then take a turning on your right hand side clearly signposted with a Fine and Country For Sale Board.

Services, District Council and Tenure

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Please see www.checker.ofcom.org.uk - for Broadband/Mobile availability
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Freehold



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