



THE STORY OF

Meadow View Barn

Beeston St. Andrew, Norfolk

SOWERBYS



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Meadow View Barn

Beeston St. Andrew, Norfolk
NR12 7BL

Exclusive Barn Complex

Superb Sitting Room

Kitchen and Family Bathroom

Principal Bedroom with En-
Suite and Dressing Room

Two Further Bedrooms and Study/Bedroom Four

Beautiful Well-Established Garden and Parking

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Meadow View Barn is a stunning and innovative barn conversion that beautifully combines traditional elements with modern, contemporary features. Now nearing completion, this superb property offers bright, airy, and versatile single-story accommodation, extending to approximately 1,700 square feet.

From the front courtyard and parking area, the entrance opens into a light-filled hallway. The open-plan sitting room and kitchen create a fantastic social space, enhanced by a partially vaulted ceiling, gable-end glazing, and double doors that lead out to the terrace and garden. The sense of space and light is truly remarkable.

The principal bedroom includes an en-suite bathroom and a dressing room, while two additional bedrooms share a family bathroom. There is also a flexible room that can serve as a study or fourth bedroom.

Unlike many new barn conversions, which often leave the garden as a blank canvas, this property boasts a well-established, beautifully landscaped garden. A spacious Indian stone terrace is perfect for entertaining, framed by raised railway sleeper borders and steps that lead up to a sweeping lawn. The attention to detail continues with the boundary fencing, featuring exclusive woven willow, adding to the overall charm and privacy of the property.







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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Beeston St Andrew

RURAL SERENITY MEETS
URBAN CONVENIENCE

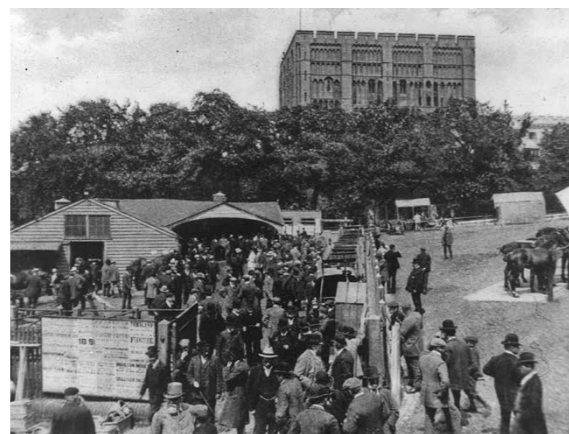
A picturesque civil parish. Beeston St Andrew offers a peaceful and idyllic environment, making it an ideal place for those seeking a quiet and serene lifestyle. The village is surrounded by beautiful countryside, providing ample opportunities for outdoor activities such as walking, cycling, and nature exploration.

The nearby villages, including Rackheath, Thorpe End and Spixworth, as well as the nearby town of Sprowston, boast a range of amenities. These include local shops, pubs, and restaurants, providing residents with convenient access to everyday essentials and dining options.

For those seeking a bit more excitement, the nearby city of Norwich offers a wealth of cultural, historical, and entertainment attractions. Norwich is famous for its stunning medieval architecture, including the magnificent Norwich Cathedral and Norwich Castle. The city also offers a diverse range of shopping opportunities, from high-street brands to independent boutiques, as well as a vibrant night-life scene.

Norwich is also home to a variety of museums, galleries, and theatres, providing ample opportunities for cultural enrichment and entertainment. Additionally, the city hosts an array of events and festivals throughout the year, catering to a wide range of interests and tastes.

Overall, Beeston St Andrew and its proximity to Norwich offer the perfect blend of rural tranquillity and urban convenience, making it an attractive location for residents.



Note from the Vendor



“This superb property offers bright, airy, and versatile single-story accommodation.”



SERVICES CONNECTED

Mains water and electricity. Air source heating. Private drainage.

COUNCIL TAX

Band to be confirmed.

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: ///pose.puff.poet

AGENT'S NOTE

There is a service charge payable for the treatment plant, pond and other communal areas, the amount of which is to be confirmed.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS

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