

WHITE HOUSE FARM BARNNS

YAXLEY



A collection of six
luxury barn conversions



01603 249049 | hello@leonardjamesproperty.co.uk

A Bespoke Collection of Heritage Barn Conversions



The Black Barn



The Granary



North Barn

Set in the heart of the Suffolk countryside, **White House Farm Barns** presents a stunning collection of six individually designed homes, each thoughtfully converted or rebuilt to celebrate traditional rural architecture while embracing modern luxury.

Aerially arranged around a shared courtyard and private drives, the development showcases an authentic palette of red brick, black weatherboarding, clay pantiles and flintwork and high-end finishes throughout.

With ecological features, EV charging, and energy-efficient construction, these homes deliver timeless charm with 21st-century performance.



The Flint Barn



The Cart Shed



Pips Barn



THE BLACK BARN

Guide price:
£925,000 - £975,000
Approx. land / plot size:
0.243Ha / 0.6Ac



A beautifully proportioned **three-bedroom family home**, The Black Barn stands as the centrepiece of the development. Its striking **black weatherboard cladding and red pantile roof** capture a classic Norfolk aesthetic, while **full-height glazing** and **oak detailing** bring natural light into the vaulted living spaces.

Inside, the **open-plan kitchen and dining area** features soft grey cabinetry, quartz worktops and an elegant island with breakfast seating.

The layout flows seamlessly into a double-height living area with exposed oak beams and feature lighting. Upstairs, a gallery landing overlooks the main space, with three bedrooms including a principal suite.

Highlights:

- Vaulted open-plan living with gallery
- Bespoke kitchen and utility
- Three double bedrooms, including en-suite master
- Boot room and snug
- Private driveway, garden and EV charging
- Energy-efficient construction

THE BLACK BARN



THE BLACK BARN

Elevations



NORTH ELEVATION



SOUTH ELEVATION



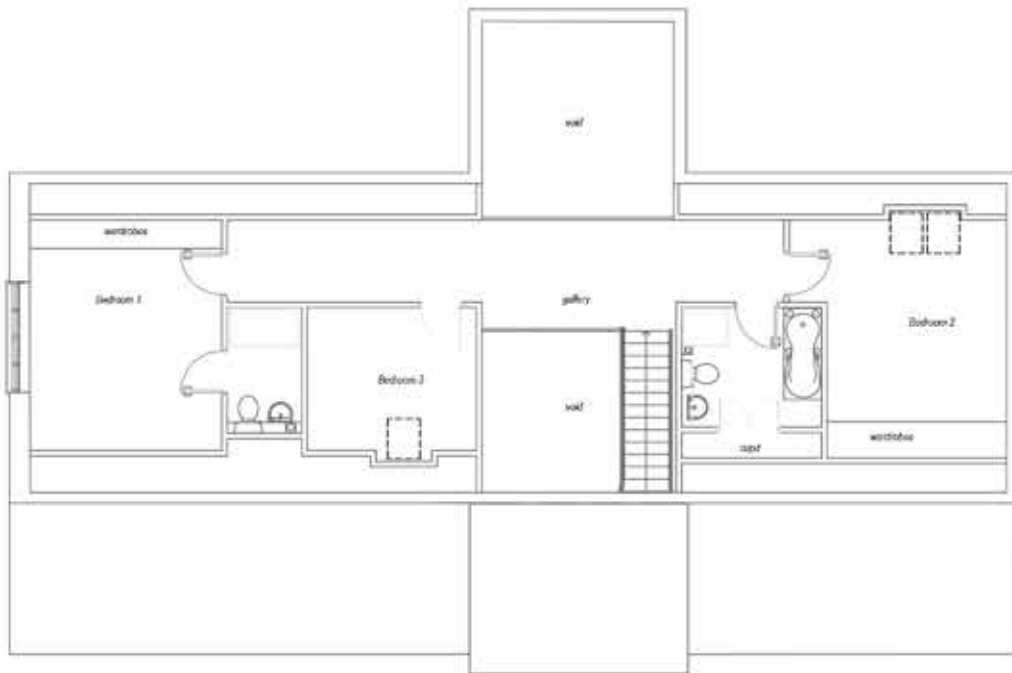
EAST ELEVATION



WEST ELEVATION

THE BLACK BARN

Floor Plans



FIRST FLOOR PLAN



GROUND FLOOR PLAN

THE GRANARY



Guide price:
£745,000 - £795,000

Approx. land / plot size:
0.156Ha / 0.38Ac

A refined **three-bedroom conversion**, The Granary showcases rustic charm and subtle sophistication. Traditional **brick and oak detailing** meet crisp modern interiors, anchored by a bright, open kitchen and dining space complete with an island and integrated appliances.

Large picture windows bring the outside in, offering views over private gardens and landscaped surroundings.

A utility and study provide practical spaces, while the vaulted ceilings and exposed beams reflect the building's agricultural heritage.

Highlights:

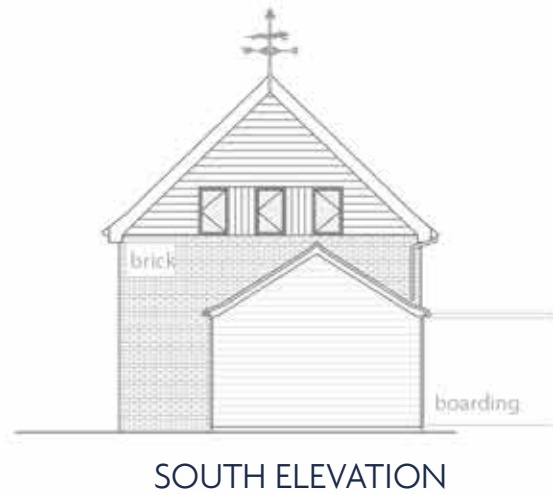
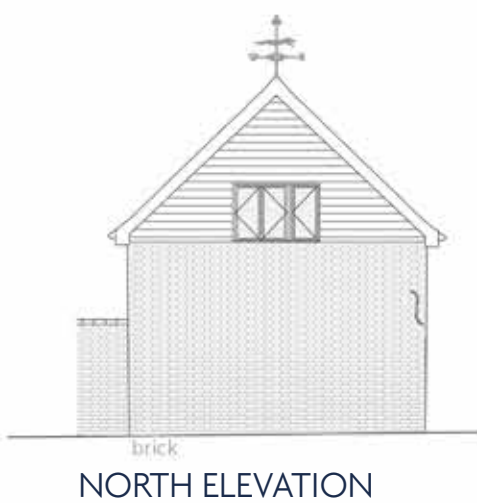
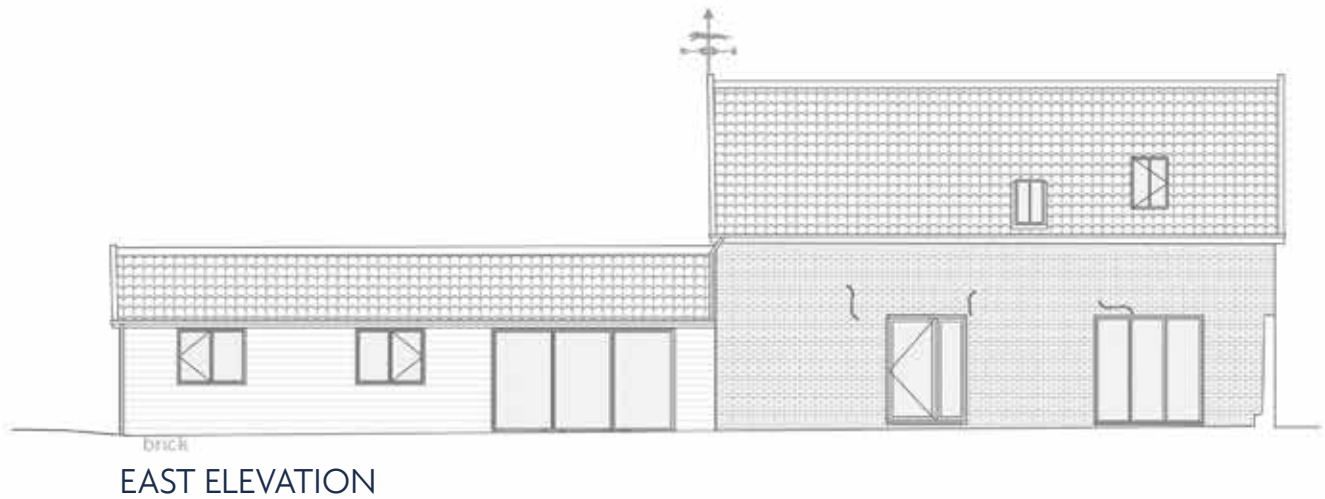
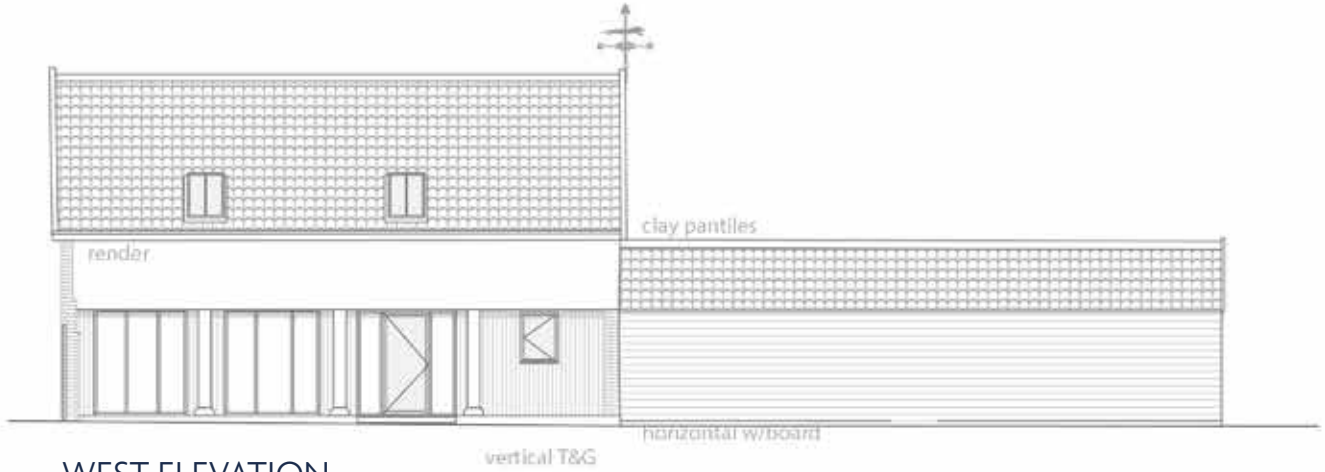
- Three double bedrooms with principal en-suite
- Contemporary kitchen and separate utility
- Open-plan living and dining area
- Heritage brick detailing and large glazed openings
- Private garden and allocated parking with EV provision

THE GRANARY



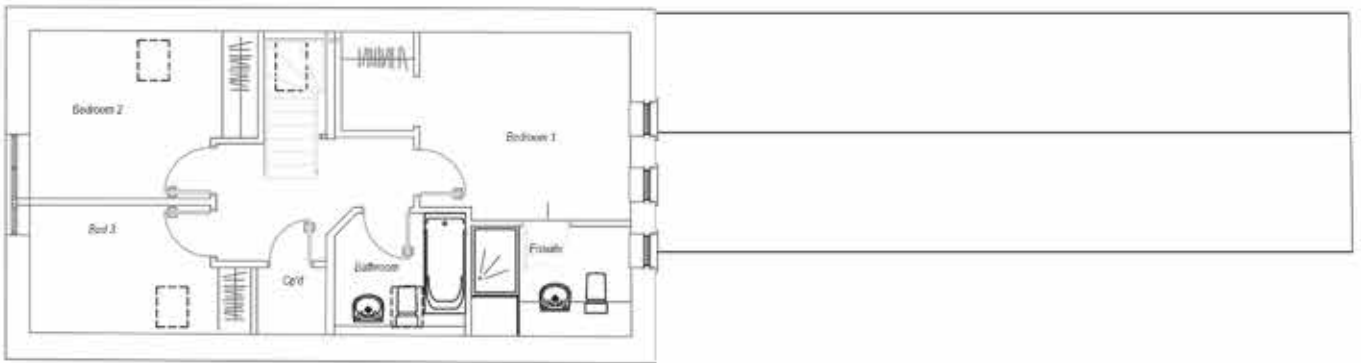
THE GRANARY

Elevations

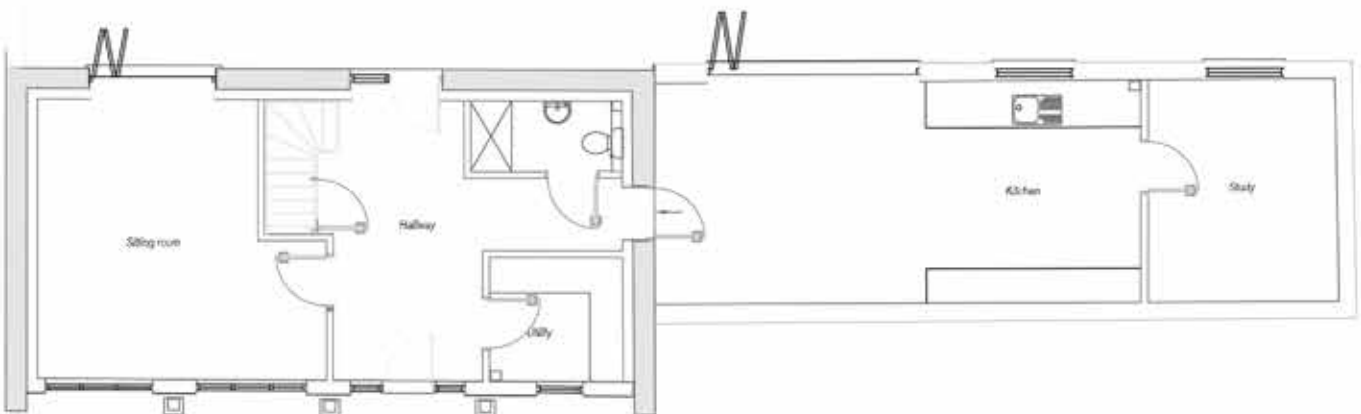


THE GRANARY

Floor Plans



FIRST FLOOR PLAN



GROUND FLOOR PLAN

NORTH BARN



Guide price:

£850,000

Approx. land / plot size:

0.238Ha / 0.58Ac

Defined by its **exposed oak frame** and **soaring vaulted ceiling**, North Barn combines architectural elegance with everyday comfort. The spacious open-plan kitchen and living area features a central island and gallery above, finished in light tones and natural textures.

The cabinetry and integrated appliances complement the barn's timber structure, with a separate utility finished in matching detail.

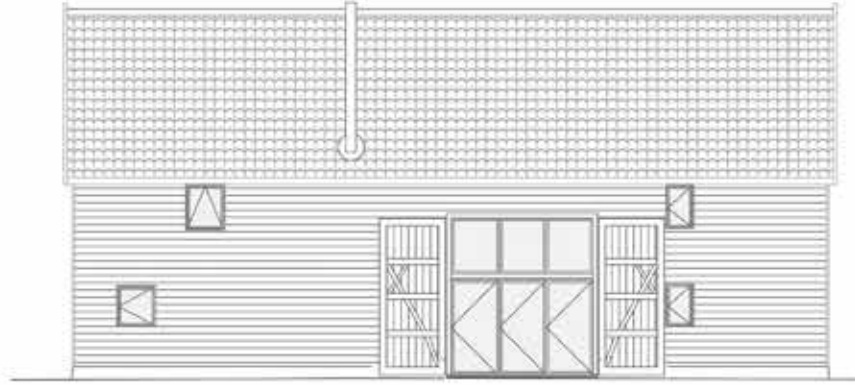
Three bedrooms and two bathrooms complete this impressive home, ideal for those seeking a perfect balance between character and convenience.

Highlights:

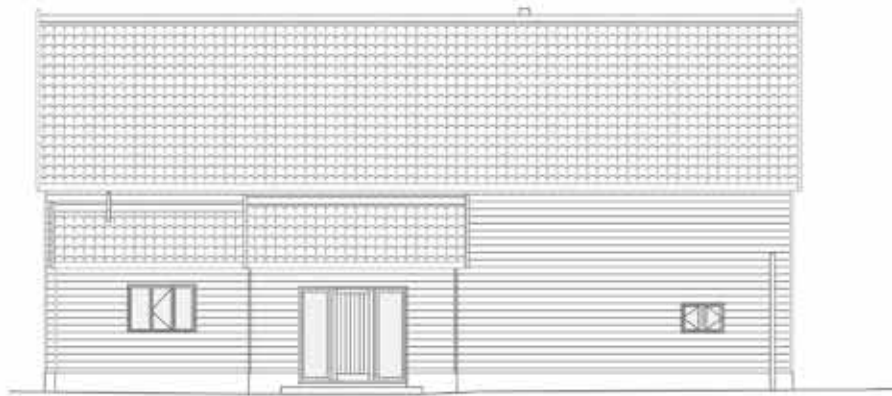
- Impressive oak-framed vaulted living space
- Bespoke kitchen with island
- Matching utility room
- Three bedrooms, two bathrooms
- Private garden and EV charging

NORTH BARN

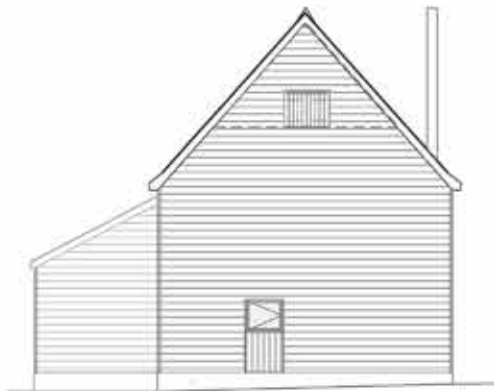
Elevations



SOUTH ELEVATION



NORTH ELEVATION



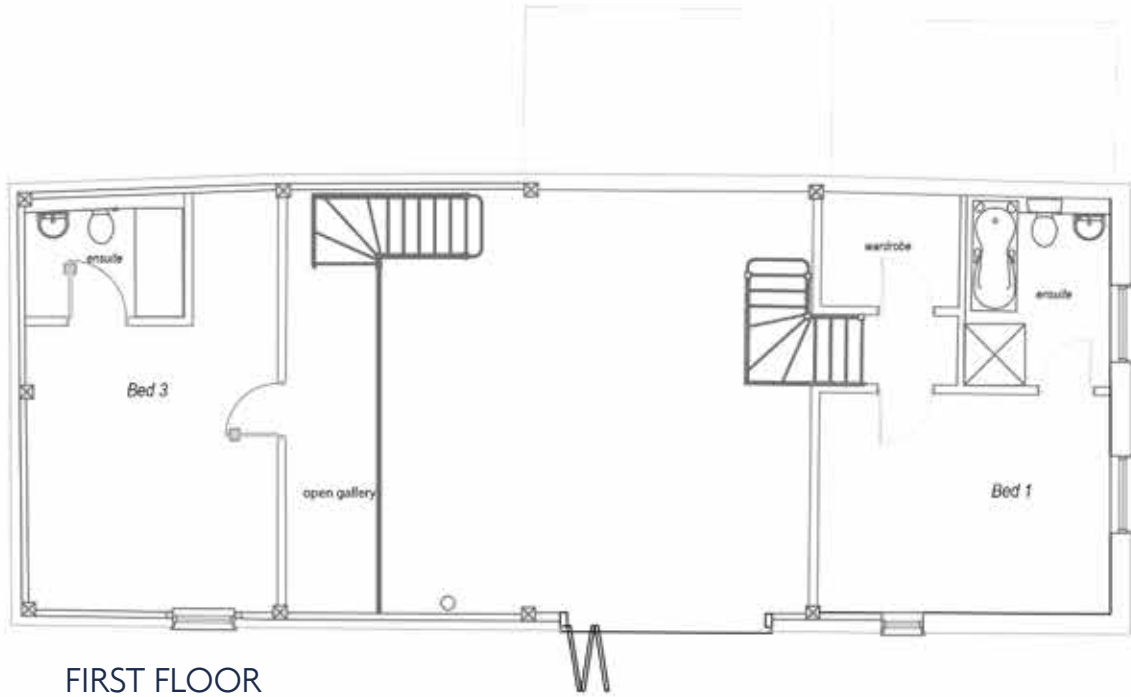
WEST ELEVATION



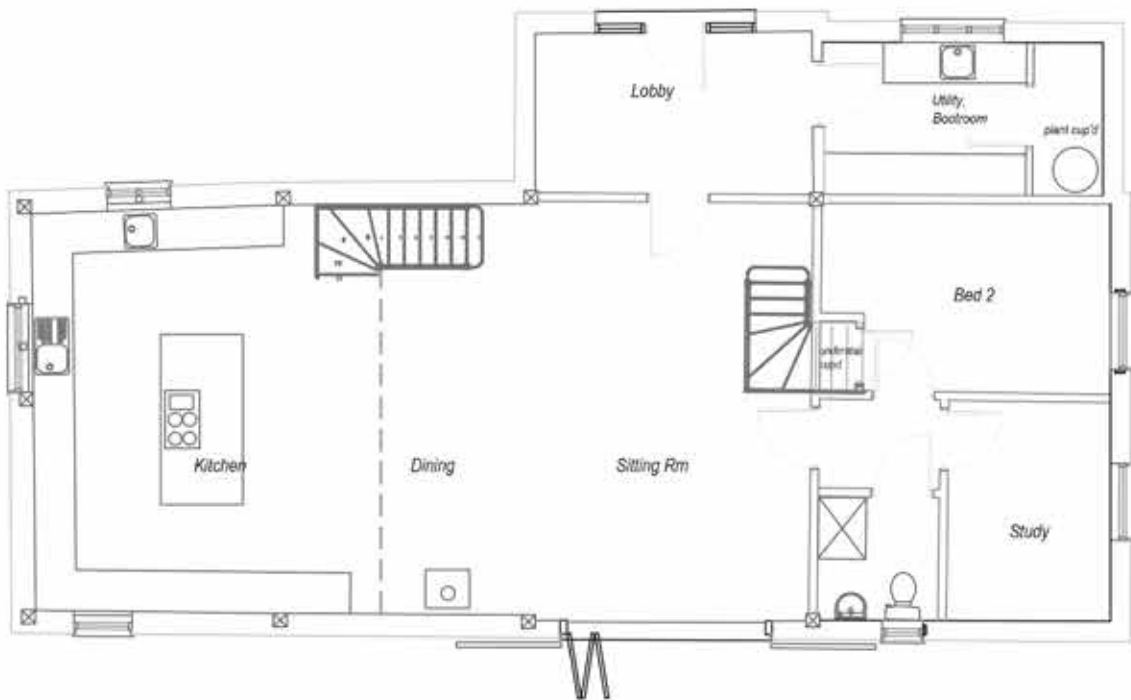
EAST ELEVATION

NORTH BARN

Floor Plans



FIRST FLOOR



GROUND FLOOR

Call us on 01603 249049 (8am-8pm, 7 days a week)
or email hello@leonardjamesproperty.co.uk

NORTH BARN



THE FLINT BARN

Guide price:
£475,000 - £500,000



A charming **two-bedroom single-storey** home, The Flint Barn blends **traditional flint and red brick elevations** with modern refinement. Inside, the open-plan kitchen and living space is bright and inviting, with cabinetry and clean, minimalist finishes.

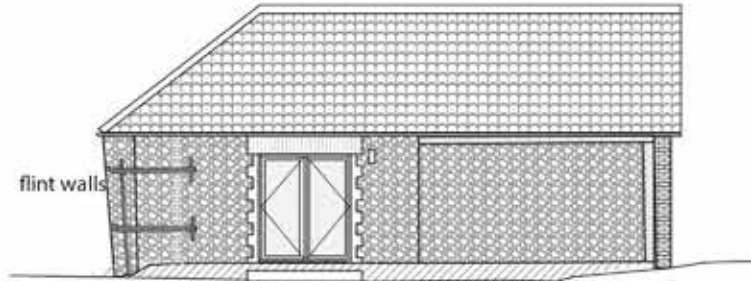
A carport and private garden enhance the property's practicality, while the combination of authentic materials and efficient design ensures lasting comfort.

Highlights:

- Single-storey two-bedroom layout
- Distinctive flint and brick exterior
- Modern open-plan kitchen/living space
- Carport, garden and EV charger
- Energy-efficient construction

THE FLINT BARN

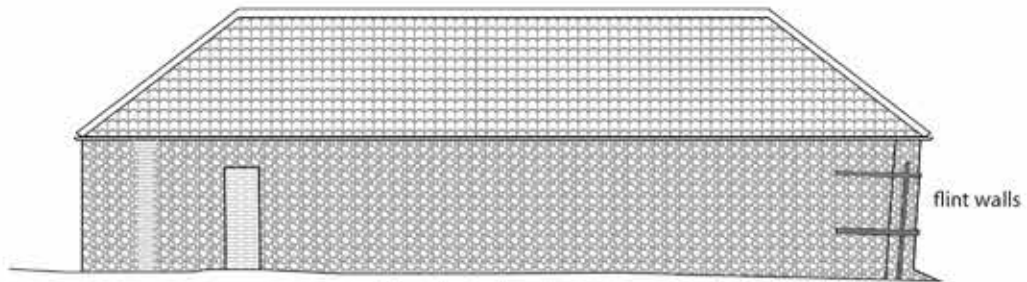
Elevations



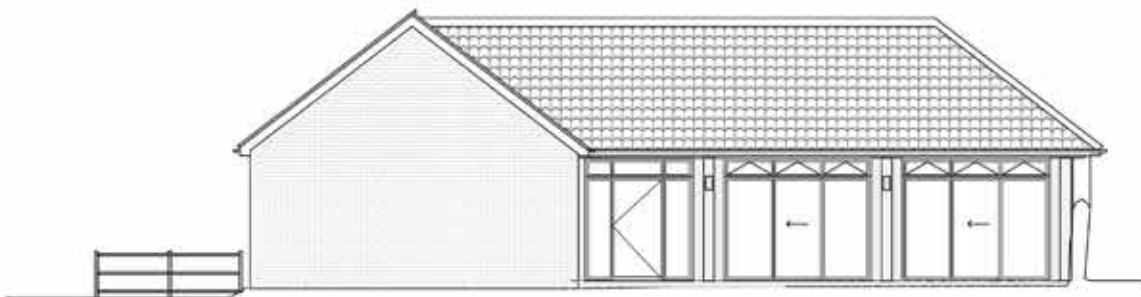
NORTH ELEVATION



SOUTH ELEVATION
(excludes yard wall)



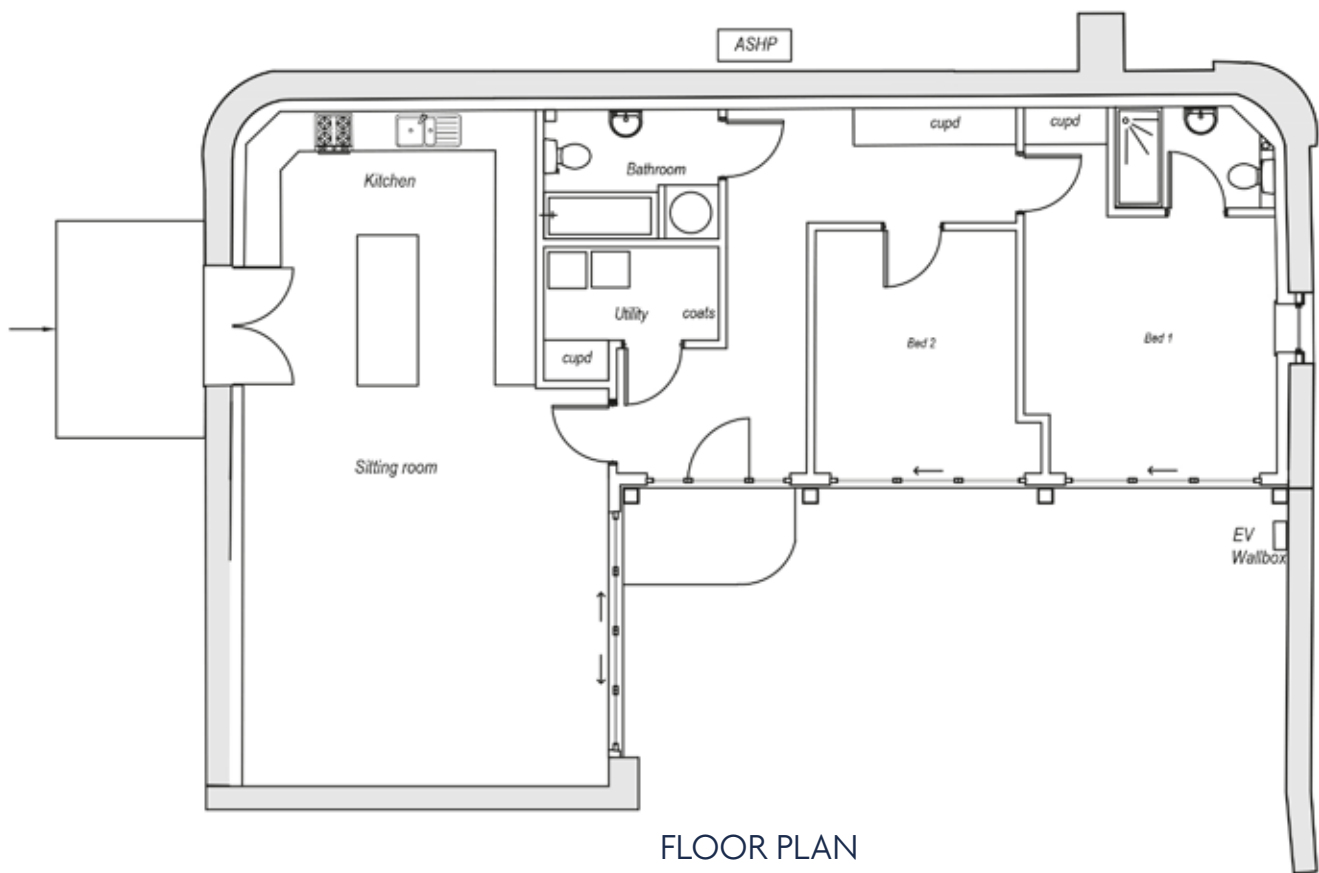
EAST ELEVATION



WEST ELEVATION

THE FLINT BARN

Floor Plans



THE CART SHED

Guide price:
£225,000 - £250,000



Reimagined from a traditional **brick cartshed**, The Cart Shed offers individuality and thoughtful design.

The Cart Shed provides a stylish one-bedroom property, ideal for professionals or those seeking a low-maintenance countryside retreat.

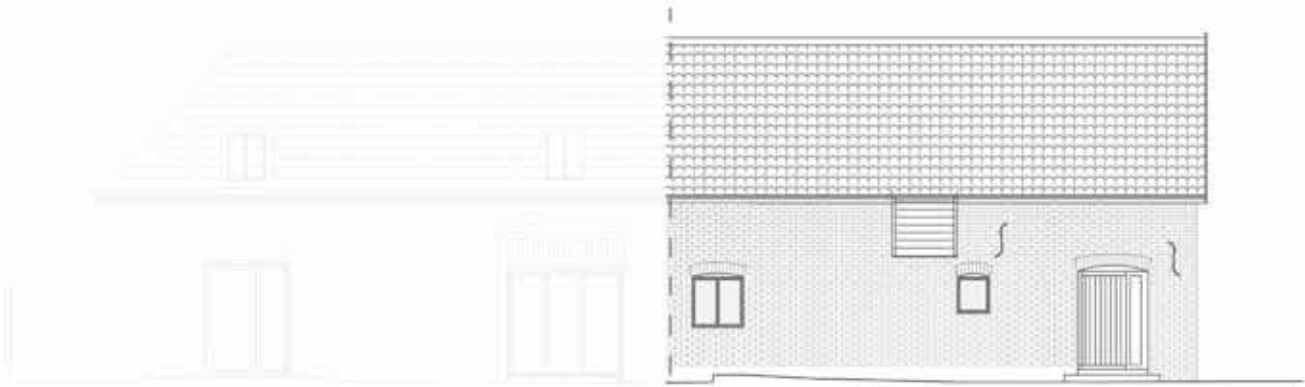
The home enjoys contemporary interiors with quartz surfaces, shaker cabinetry, and warm lighting, framed by restored brickwork and courtyard-style gardens.

Highlights:

- Unique one-bedroom home
- Vaulted and open-plan interior
- Kitchen
- Private amenity spaces
- Allocated parking and EV charging

THE CART SHED

Elevations



EAST ELEVATION (FRONT ENTRANCE)



WEST ELEVATION



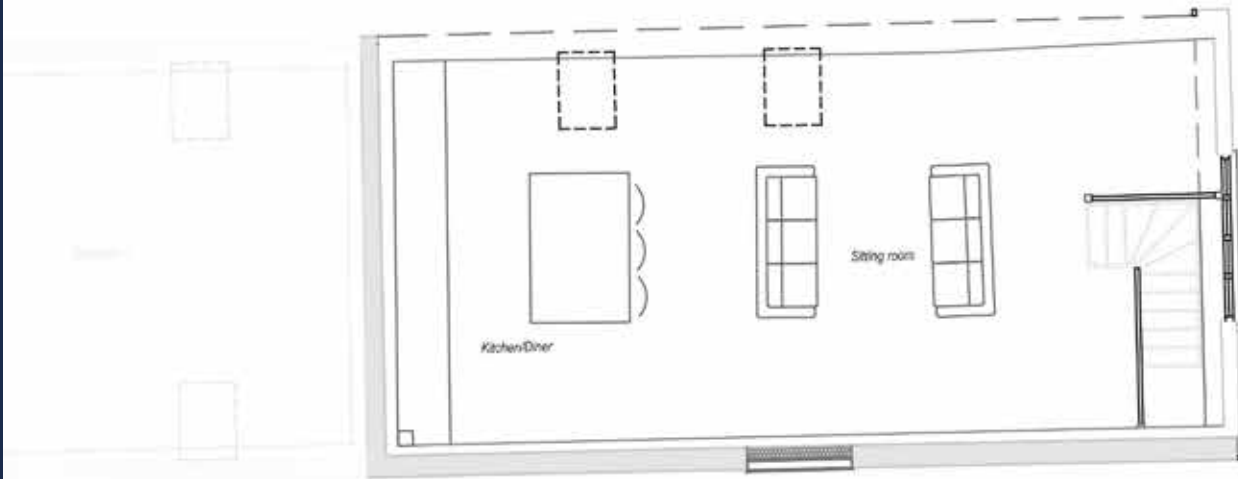
SOUTH ELEVATION



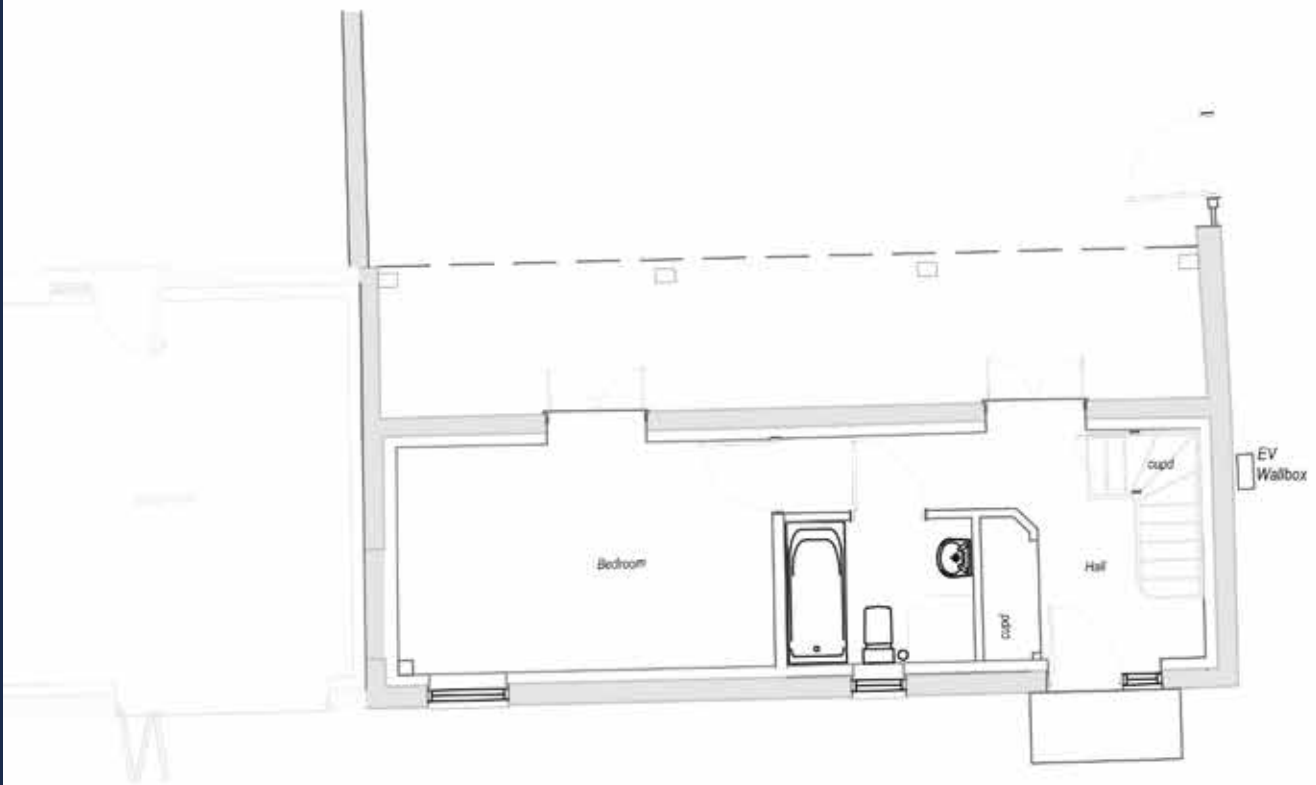
NORTH ELEVATION

THE CART SHED

Floor Plans



FIRST FLOOR PLAN



GROUND FLOOR PLAN

PIPS BARN

Guide price:
£350,000 - £395,000



Reimagined from a traditional **brick cartshed**, Pips Barn offers individuality and thoughtful design.

Pips Barn is a **two-bedroom split-level home** with an upper-level kitchen and dining space featuring a vaulted ceiling and rooflights.

The home enjoys contemporary interiors with quartz surfaces, shaker cabinetry, and warm lighting, framed by restored brickwork and courtyard-style gardens.

Highlights:

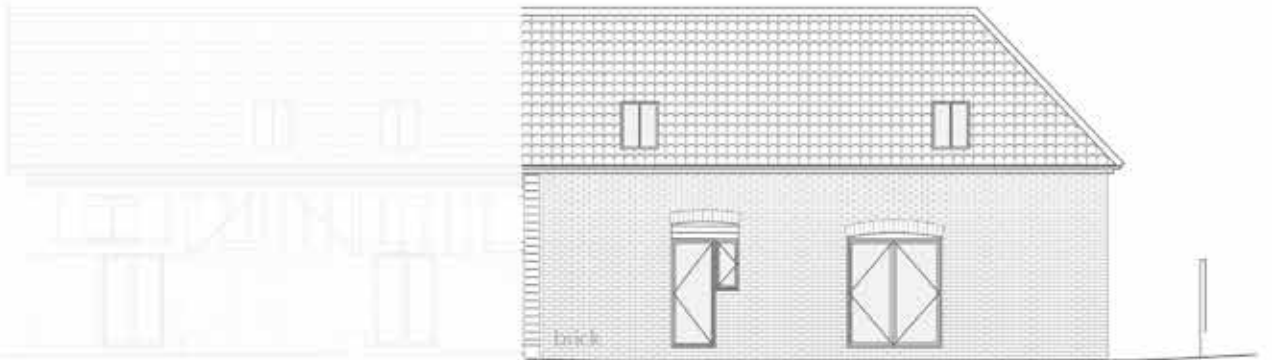
- Unique two-bedroom home
- Vaulted and open-plan interior
- Kitchen
- Private amenity spaces
- Allocated parking and EV charging

PIPS BARN

Elevations



EAST ELEVATION (FRONT ENTRANCE)



WEST ELEVATION



SOUTH ELEVATION



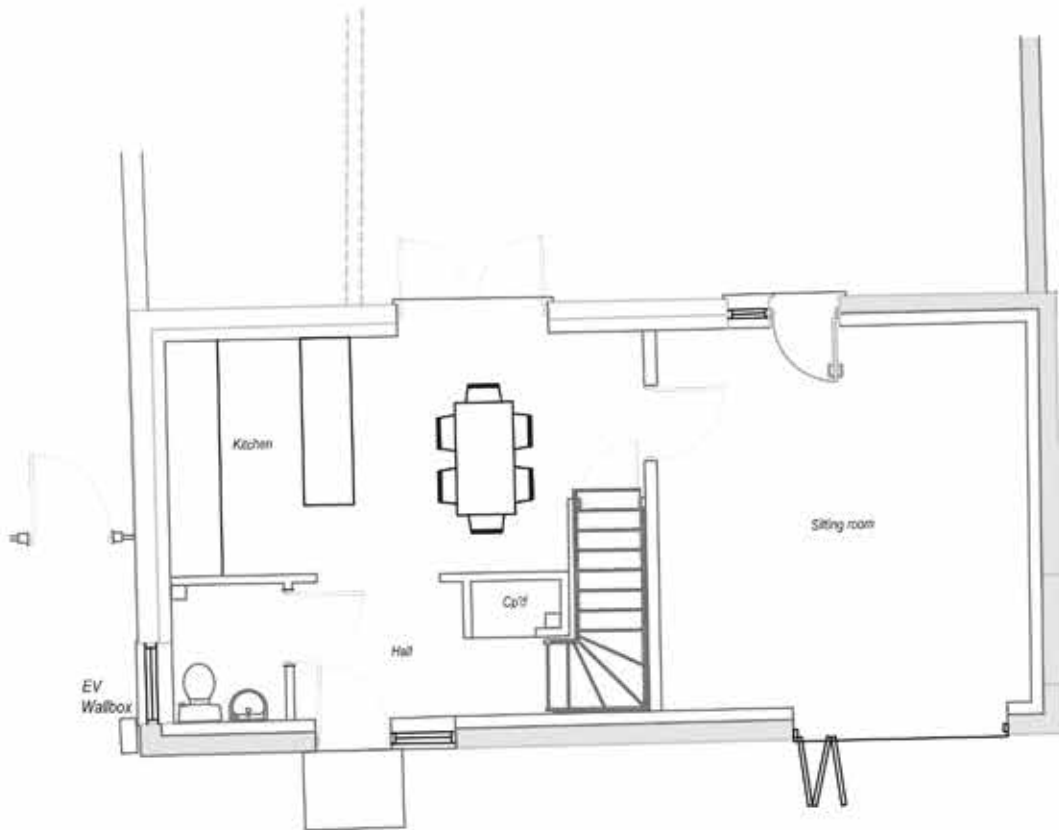
NORTH ELEVATION

PIPS BARN

Floor Plans



FIRST FLOOR PLAN



GROUND FLOOR PLAN



A Sense of Place

White House Farm Barns is designed as a **cohesive rural courtyard**, where each home contributes to a wider architectural narrative.

The soft landscaping, low brick walls, and native planting create privacy and unity, while a considered approach to ecology — including bat lofts and sparrow terraces — enhances the site's natural harmony.

A rare opportunity to own a character-rich home crafted with precision, sustainability, and style.





ATTLEBOROUGH
01953 666780

NORWICH
01603 249049

DISS
01379 777337

Head Office:
Commercial House, Snetterton Park, Harling Road,
Snetterton, NR16 2JU

Registered in England and Wales
Number: 16157893