

SCYTHE BARN

BROADGATE LANE GREAT MOULTON, NR15 2HX





Scythe Barn is an exceptional modern barn conversion, occupying a rural position on the outskirts of the highly regarded village of Great Moulton.

Thoughtfully converted in approximately 2022, this impressive home combines contemporary living with the timeless character of a traditional barn. Generously proportioned interiors are complemented by vaulted ceilings, exposed timber beams and an abundance of natural light, creating a sophisticated yet wonderfully welcoming home.

You are welcomed into the property via a striking vaulted entrance hall, with useful storage for coats and shoes. The principal living accommodation is arranged to one side and centres around an impressive triple-aspect kitchen and dining room, complemented by a separate utility room and separate sitting room.

The beautifully appointed kitchen is designed with both entertaining and everyday living in mind, featuring a generous central island and a comprehensive range of integrated Neff appliances, including hob, ovens and fridge/freezer. Bifold doors open directly onto the patio, creating a seamless connection between the interior and the surrounding grounds. The

adjoining utility room provides excellent storage, a separate sink and a dedicated plant cupboard. The separate sitting room offers a comfortable setting in which to relax and unwind.

The principal bedroom occupies a private position at the opposite end of the property. A range of fitted storage complements a luxurious en-suite, complete with a freestanding bath and separate shower. Two further ground-floor bedrooms are served by a contemporary family shower room, making the accommodation both versatile and ideally suited to modern family life or visiting guests. On the first floor is a further well-proportioned room which is currently utilised as a home office. Bathed in natural light from its generous windows, it enjoys far-reaching views across the surrounding fields.

Externally, the property occupies approximately 1.1 acres of grounds. A substantial driveway provides ample parking, while planning permission is also in place for the construction of a cart lodge to the



3



2



2



1.1
Acres



10.8
Miles



EPC





front of the property.

The landscaping and fencing remain unfinished, presenting an opportunity for the new owner to complete the outside space according to their own vision.

LOCATION

Great Moulton is a rural village situated between the market town of Diss and Long Stratton. The village benefits from the Fox and Hounds pub as well as a bus route from Diss to the City of Norwich which is some 12 miles to the north.

SERVICES

Ground source heating. Mains electricity and water. Drainage via a septic tank. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are

in working order).

LOCAL AUTHORITY

South Norfolk District Council

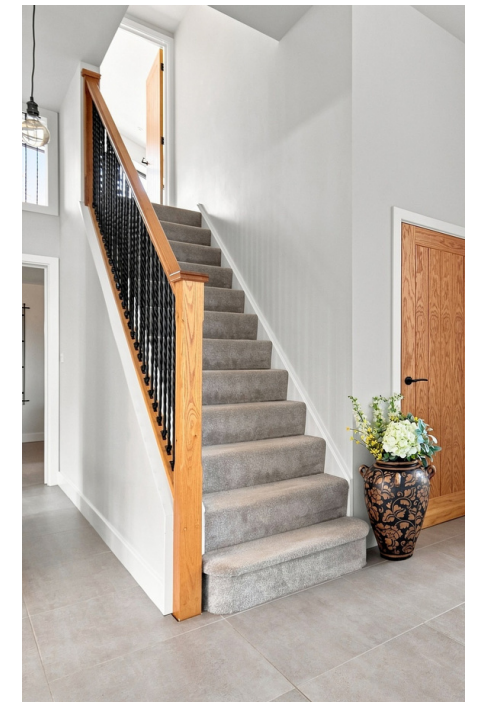
Council Tax Band – E

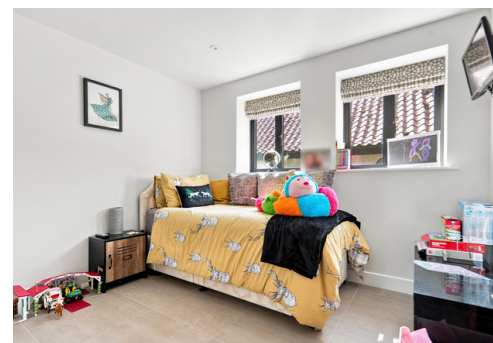
ENERGY EFFICIENCY

EPC - C

VIEWING

Viewing is strictly by arrangement with the vendors' agent Durrants, please call 01379 642233.





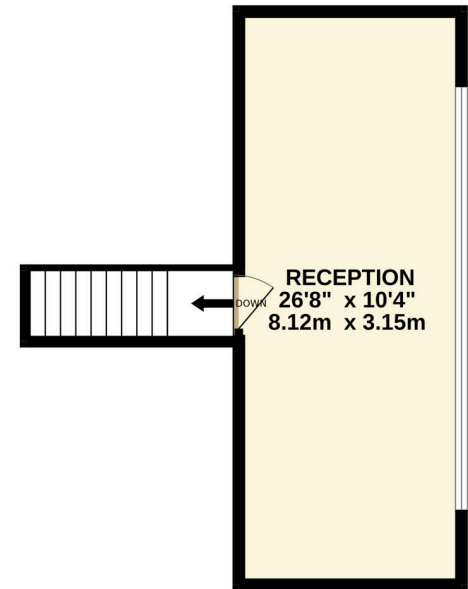
APPROX 1.1
ACRES OF
GROUNDS



GROUND FLOOR
1501 sq.ft. (139.5 sq.m.) approx.



1ST FLOOR
308 sq.ft. (28.6 sq.m.) approx.



TOTAL FLOOR AREA : 1809 sq.ft. (168.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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