



WORTWELL HALL BARN

LOW ROAD, WORTWELL, IP20 0HJ



A superbly presented and characterful Grade II Listed detached barn conversion in an idyllic rural position with a delightful landscaped garden

Approached via a long shared private drive, this exceptional Grade II Listed thatched barn occupies a wonderfully secluded position within the Waveney Valley countryside.

Retaining its original thatched roof, traditional weatherboarding, brickwork and wealth of exposed timbers, the property possesses a remarkable sense of heritage and architectural character, complemented by spacious and versatile accommodation.

A spectacular vaulted dining hall forms the heart of the home, flowing into beautifully appointed living spaces and a generous kitchen/breakfast room. Versatile bedroom suites and ancillary accommodation offer considerable scope for family living, guests, multigenerational use or working from home, with the property having previously operated successfully as a bed and breakfast.

Above, a magnificent vaulted drawing room showcases the barn's dramatic proportions and exposed

roof timbers, alongside an impressive principal bedroom suite.

Beautifully established gardens surround the house, with mature planting, sweeping lawns and terraces leading towards a useful paddock and uninterrupted rural views.

A rare combination of historic architecture, exceptional proportions, versatility and privacy, this is a truly distinctive country home with an outstanding sense of place.

LOCATION

Wortwell is situated just off the A143 between Harleston and Bungay, this quiet little village is right next to the River Waveney providing some popular, well stocked, fishing lakes. Within the village is a community centre which is used by various clubs for events, a village pub and motor garage.

SERVICES

Oil fired central heating. Drainage via private treatment plant. Mains water and electric.

LOCAL AUTHORITY

South Norfolk Council & Tax Band F



4



3



4



0.88
acres



12
miles



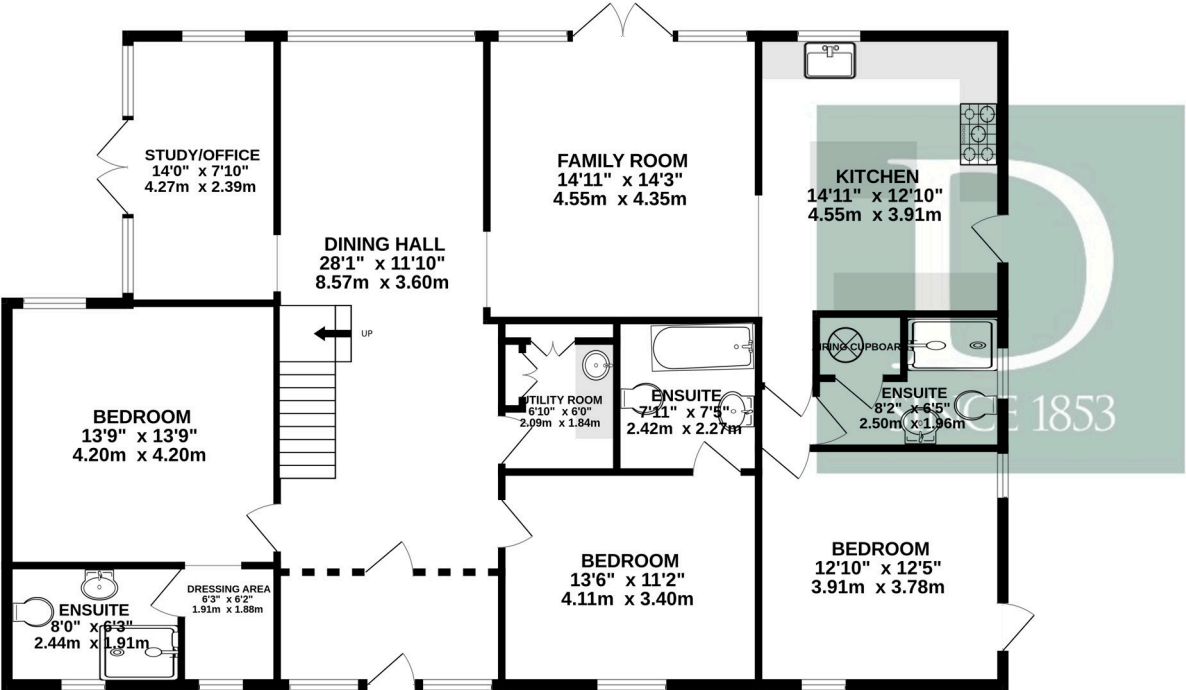




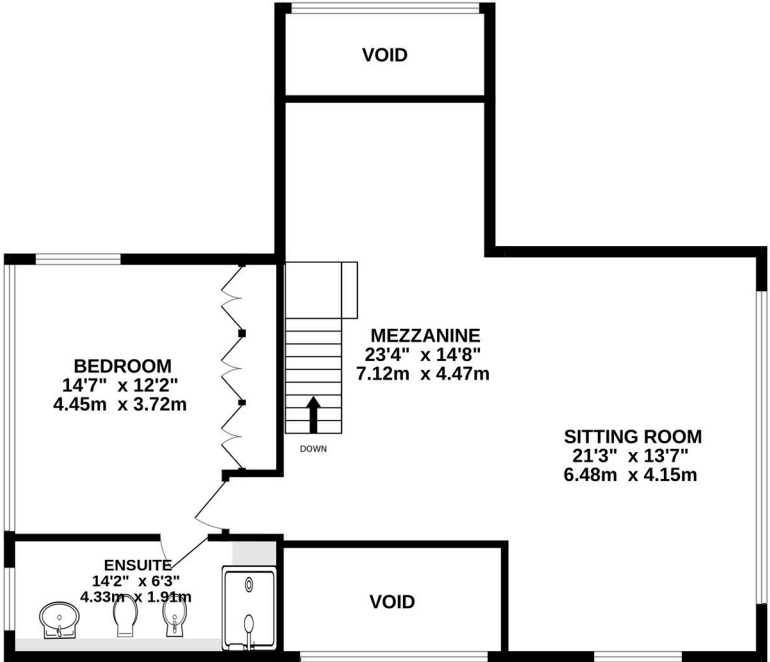


FLOORPLAN

GROUND FLOOR
1692 sq.ft. (157.2 sq.m.) approx.



1ST FLOOR
975 sq.ft. (90.6 sq.m.) approx.

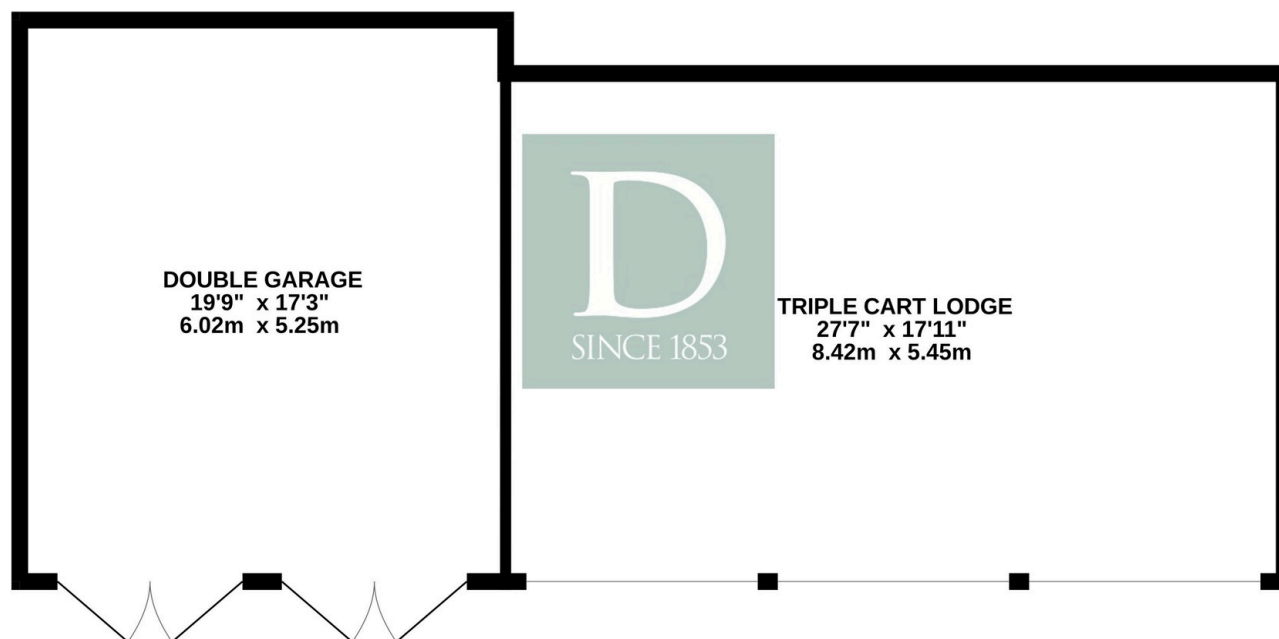


TOTAL FLOOR AREA : 2667 sq.ft. (247.8 sq.m.) approx.

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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FLOOR PLAN

GROUND FLOOR 834 sq.ft. (77.5 sq.m.) approx.

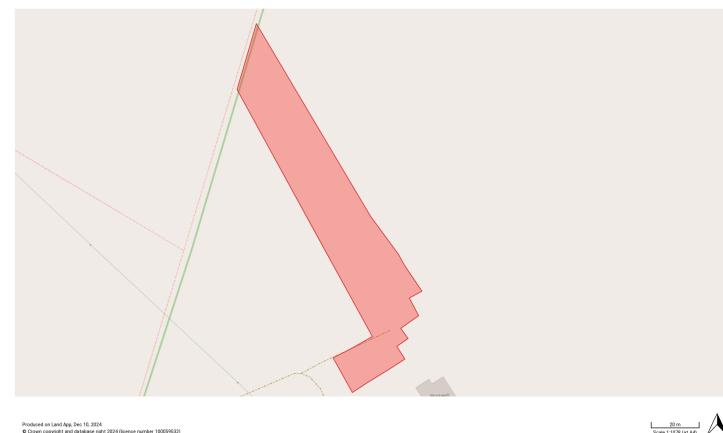


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LOCATION PLAN

Land App



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