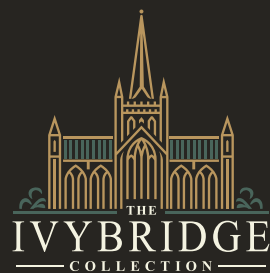


UPPER BARN





UPPER BARN

A letter from the owners...

From the moment we arrived at Upper Barn, we knew it was something special. This wasn't just a house. It was the start of a life with more space, more connection, and more meaning.

Our family has flourished here. Days began with feeding the horses or spotting wildlife from the kitchen window. The ever-changing skies, the quiet beauty of the land, and the rhythm of life outdoors brought a deep sense of peace.

The kitchen has always been the heart of the home, full of light and life. It opens onto the terrace and flows into the snug, where evenings were often spent curled up by the fire. The dining room gave us space to host Christmas lunches, birthday dinners, and simple everyday meals that became lasting memories.

The annexe offered grandparents and guests a peaceful retreat of their own, and we loved being able to share the calm and comfort of this place.

For us and for the horses, life here has been a joy. With the stables close to the house, a menage, and gently sheltered paddocks, everything was on hand. We often rode straight from home along the quiet country lanes and nearby bridlepath, always surrounded by birdsong and big skies.

Watching the sunset from the bedroom window brought a kind of stillness we'll never forget. If you're looking for a home that offers beauty, comfort, and a sense of belonging, we believe Upper Barn will speak to your heart just as it did to ours.

Where Life Slows and Beauty Begins

There are houses you visit, and houses you feel. From the moment you step through the doors of Upper Barn, it's clear this is the latter.

Here, daily life flows in rhythm with the land. Mornings begin with sunlight over the paddocks and the quiet company of horses grazing nearby. Children roam freely, meals spill onto the terrace, and peace comes not from silence but from space.

Every part of this home feels purposeful, personal, and quietly extraordinary. It doesn't just offer room to live. It invites you to breathe.



Crafted for Comfort and Connection

As evening draws in, the golden light spills across the pond and the sky turns to fire. In these moments, the comfort and beauty of Upper Barn come into sharp focus.

This is a home shaped not just by aesthetics, but by intention. Every detail has been carefully considered to bring ease, connection, and calm. From joyful family gatherings to slow, quiet mornings, it adapts to life's rhythms with grace.

This is more than a place to live. It's where every season of life feels beautifully in tune.



Main Patio

Facing south-west and bathed in golden light, the main terrace flows seamlessly from the kitchen. Laid in timeless stone and edged by open lawns, it's ideal for summer gatherings or sunset solitude. By night, with firelight and open skies, the space becomes pure countryside magic.



Space to Breathe, Room to Ride

Just steps from the home, five stables, a secure tack room and a peaceful menage sit in harmony with 12.2 acres of gently rolling paddocks. Framed by hedgerows and open skies, it's a place where daily care becomes ritual and the bond between horse and rider deepens with every quiet stride.

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Pond and Waterside Decking

Tucked beneath the trees, the spring-fed pond is one of Upper Barn's most enchanting spaces. A curved timber deck offers a private spot for morning coffee or evening drinks, with views that calm the senses. It's a retreat within a retreat, where time slows and nature leads.



Entrance Hall

A dramatic double-height space with a galleried landing and central log burner, the entrance hall is both a welcome and a statement. Natural light floods in from above, highlighting exposed beams and warm flooring. It sets the tone for the elegance and depth found throughout the home.



Kitchen

Vaulted ceilings, exposed beams and sunlight from triple-aspect windows make this kitchen both elegant and functional. A central island anchors the space for cooking and conversation, while bi-fold doors open to the terrace. With a Thornhill Range Cooker and wine cooler, it's designed for seasonal living and effortless hosting.



Sitting Room / Garden Room

Wrapped in glass and flooded with light, the sitting room invites calm connection with nature. Framed by gardens on three sides, it offers a peaceful escape in every season. Throw open the doors to summer air or curl up in winter with views of the ever-changing countryside.



Snug

Low beams, soft textures, and a log-burning stove define this deeply comforting space. Light plays through deep-set windows, warming the grain of timber and creating the perfect spot for restful afternoons or fireside evenings. It's a true hideaway, rich in charm and serenity.



Dining Room

With its beamed ceiling, soft palette, and ambient light, the dining room blends intimacy with quiet grandeur. Ideal for festive feasts or slow Sunday roasts, it offers a more formal alternative to the open-plan kitchen, where good food and conversation are always close at hand.



Principal Bedroom

A sanctuary of space and stillness, the principal suite is crowned with beams and framed by full-height glazing. Wake to golden light over the pond and fields, then retreat to the dressing room and spa-style en-suite. At sunset, the entire landscape glows, turning your bedroom into a front-row seat to nature.

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Bedroom Two with En-Suite

Charming and private, this guest room blends soft neutrals with exposed beams for a warm, welcoming feel. Garden views and gentle light enhance the sense of calm, while the en-suite adds comfort and independence. Ideal for long stays, grown-up children, or anyone who deserves their own elegant retreat.

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Bedroom Three

Peaceful and filled with light, this second upstairs guest bedroom offers restful seclusion. Its simple elegance, soft tones, and tranquil views create the perfect environment for slow mornings, afternoon reading, or undisturbed sleep. A refined space designed to soothe and restore.



Bedroom Four (Downstairs)

Tucked on the ground floor with views to the garden, this serene bedroom offers flexibility and ease. Its generous proportions suit a double bed and additional furnishings, making it ideal for guests, a live-in carer, or as a peaceful retreat for those seeking single-level comfort.



Office

Light-filled and quietly productive, the home office blends function and inspiration. With views over the yard and dual-aspect windows, it keeps you connected to the rhythm of the day. A fitted desk and ample storage support focus and flow, making it an ideal workspace or creative studio.



Utility Area

Discreetly positioned, the utility room is designed for the realities of rural life. Stone-style worktops, tall cabinetry, and laundry facilities keep essentials organised and out of sight. With hanging space for coats and riding gear, it's the perfect transition from the outdoors to the calm of the home.



Annexe Sitting Room

The annexe sitting room mirrors the comfort and charm of the main house. Exposed beams, a neutral palette and soft natural light create a warm, independent living space. With French doors to a private courtyard and the glow of a log burner, it's equally suited to calm mornings or cosy evenings.



Annexe Kitchen

Blending cottage charm with modern ease, the annexe kitchen is both practical and inviting. Timber worktops, brick detailing and soft cabinetry create a warm aesthetic, while the open-plan layout connects naturally to the dining area. Perfect for independent living with effortless everyday function.



Annexe Dining Room

Characterful and intimate, the annexe dining room offers a relaxed setting for mealtimes or quiet conversation. Beamed ceilings and garden views give the space a peaceful charm, while its close proximity to the kitchen makes it ideal for everyday use or leisurely weekend brunches.



Annexe Bedroom One

Bright, restful, and neatly finished, this ground-floor annexe bedroom looks out over the garden. With exposed beams and soft neutral tones, it feels timeless and serene. Ideal for visiting guests or a live-in relative, it offers calm, independence and a gentle rhythm of its own.



Annexe Bedroom Two

Offering a little extra space and character, this second annexe bedroom features rustic beams, garden views, and soft, natural tones. Whether used for extended family, older children, or as a peaceful reading room, it blends charm with flexibility in a setting designed for comfort.



Garages with Adjoining Office

The detached garage block combines security and flexibility, with space for vehicles, tack, or workshop needs. Its adjoining office or studio is perfect for remote work or creative projects, with countryside views and easy courtyard access supporting a lifestyle of freedom and focus.







Floor plan

Approximate floor area = 403.0 sq m / 4,338 sq ft (Excluding Void)

Outbuilding = 192.8 sq m / 2075 sq ft

Total = 595.4 sq m / 6,413 sq ft



DISCLAIMER & MATERIAL INFORMATION

This brochure contains key information required under National Trading Standards material disclosure guidelines. A full Material Information Pack is available upon request. Lifestyle descriptions, stylistic terms, and opinion based language are provided to inspire and should not be relied upon as factual representations unless explicitly stated. Purchasers are advised to verify all material aspects through their solicitor, surveyor, or relevant authority.

KEY FACTS

Tenure: Freehold

Council Tax Band: E

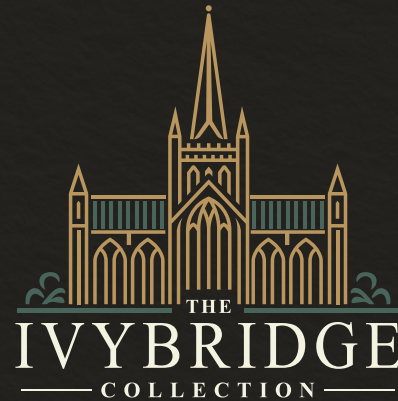
EPC Rating: E (54) – full certificate available on request

Parking: Private driveway, parking for 10+ cars and double garage

Heating: Double Glazing, Oil, Under Floor, Wood Burner

Construction: Detached home of standard construction

This property is not listed and lies outside of any conservation area.



At The Ivybridge Collection, we blend personal insight with professional expertise to deliver exceptional property journeys. Inspired by Norfolk's rich heritage and the unique stories of every home, we are here to help you navigate the next chapter of your life with care and precision.

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