

FREEHOLD



Barn Conversion

MEADOW BARN HONING ROAD, DILHAM, NORTH WALSHAM, NR28 9PR

Price Guide

£600,000

FEATURES

- Stunning Conversion
- Large Receptions
- Four Bathrooms
- Garden Room
- Double Garage
- Approx 2600 sq ft
- Four Bedrooms
- Vaulted Ceilings
- Beautiful Grounds
- Solar Panels



4 Bedroom Barn Conversion located in Dilham

Set within an exclusive cluster of charming barns on the outskirts of the desirable village of Dilham, Meadow Barn is a beautifully restored home that offers generous and flexible living across three floors. Marrying modern comfort with rustic character, the property features original period elements such as exposed brickwork, wooden beams, and authentic barn windows, creating a warm yet contemporary atmosphere.

The entrance hall welcomes you with its spacious layout, brick accents, and a stylish gallery above, setting an impressive tone. The focal point is the expansive first-floor sitting and dining room, measuring 34ft and filled with natural light. An elegant gallery overlooking the kitchen below adds a distinctive touch, making this space perfect for entertaining or relaxing.

The sleek kitchen and dining area boasts high-quality units, granite countertops, a Rangemaster cooker, and integrated appliances. Large full-height windows and French doors lead directly to the garden, enhancing the bright, airy feel and providing seamless indoor-outdoor flow. A separate utility room offers added practicality.

Designed for comfort and versatility, the home features four bedrooms—two on the ground floor and two upstairs. Three of these bedrooms benefit from modern en-suites. A ground floor family shower room completes the accommodation. A beautifully landscaped garden is enclosed and mature, featuring established trees and plants, a wildlife pond, a pergola, and multiple seating areas—an idyllic setting for relaxation. A gated gravel driveway provides ample parking and leads to a detached timber double garage with power and lighting. Additional outdoor amenities include a summer house.

Dilham is a picture-perfect Norfolk village celebrated for its peaceful ambiance and friendly community. Surrounded by open countryside and well-connected towns like North Walsham and the Broads National Park, the location also offers easy access to the stunning Norfolk coast.

Entrance Hall

Stunning entrance hall with exposed brickwork, wooden flooring with a beautiful staircase taking you to the upper floors. Doors to the garden room both bedrooms and the kitchen/breakfast room.

Garden Room

16'1 x 14'7

Sealed unit double glazed windows to rear and side, matching door French doors out to the rear garden, exposed brickwork, vaulted ceiling and exposed apex timbers. Radiators.

Kitchen/Breakfast Room

23'8 x 12'1

Superb views from this room overlooking fields to the front through the sealed unit double glazed wood window and to the rear the full height picture windows and matching door out to the rear garden and seating area. Range of wood units with sink unit, range cooker with extractor fan over, integrated dish washer and fridge. Tiled floor and radiator. Vaulted views up to the dining area on the first floor. Matching door to garden. Radiators.

Utility Room

Sealed unit double glazed door to the garden, range of units and plumbing for washing machine. Door to airing cupboard.

Bedroom

15'7 x 9'5

Sealed unit double glazed wood window to the side, radiator and door to the ensuite. Cupboards and radiator.

Ensuite Shower Room

Shower cubicle, wc and wash hand basin. Splash backs and radiator.

Bedroom/Study

11'10 x 10'11

Sealed unit double glazed wood window to the side and radiator.

Shower Room

Shower cubicle, wc and wash hand basin, splashbacks and radiator. Doubles up as a downstairs cloakroom.

First floor landing

Further staircase to the second floor. Opening to the dining and sitting area.

Dining Area

18'11 x 12'3

This floor is simply breath taking with the views it really is a vast area for dining with plenty of room for guests. Seamlessly connecting the expansive sitting room. Radiator.

Sitting Area

21'10 x 17'8

The unique features to the walls and the layout make this both cosy yet spacious to entertain family and friends. Calor gas fireplace to the central wall creates a great feature, but looking back towards the dining area you realise just how beautifully this has been designed. Radiators.

Second Floor Landing

Doors to both bedrooms.

Bedroom

11'9 x 9'6

Velux style window, cupboard and door to the ensuite, radiator, Exposed beams.

Ensuite Shower Room

Shower cubicle, wc and wash hand basin, splash backs and radiator.





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Principle Bedroom

16'9 x 13'6

Two velux windows overlooking the fields to the sloping roof line, exposed timbers, cupboards, opening to the dressing area, with built in wardrobes and door the the ensuite bathroom.

Ensuite Bathroom

Double ended ball and claw foot bath, wc and pedistal wash hand basin.

Outside

Approached by the long driveway down which belongs to this property you allow access to your neighbours to also enjoy the field views as you approach your respective entrances. All the way to the end bear round to your five bar gated driveway giving you the welcome home view of the barn. Gravelled parking area leading to the detached part wood constuction garage/workshop. The gardens are beautifully landscaped with trees, shrubs and flowers seamlessly connecting the diffrent garden areas so you can enjoy the areas individually. Lawned with a walk through pergola with the pond at the end. As you turn back you realise just how pretty and thought provoking the landscaping has been done.

Overall a beatifull setting to relax, entertain guests and enjoy the sunny weather ahead. Make time to view this beautiful home.



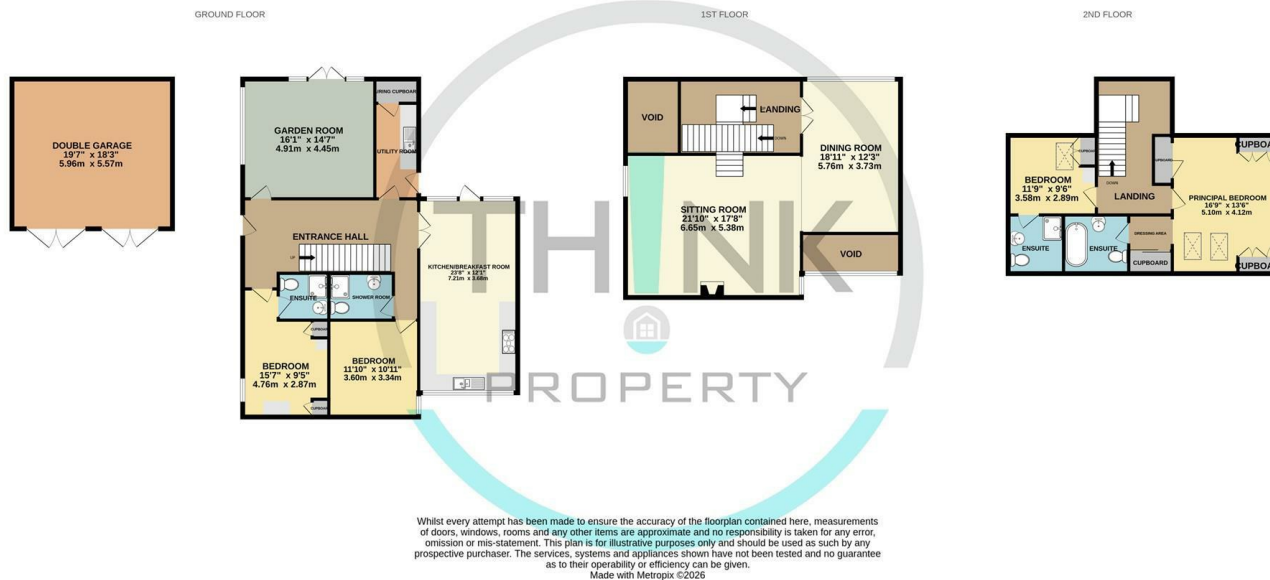
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01603 338433

norwich@thinkproperty.ltd
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Council Tax Band

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

