

THE STORY OF

4 Steading Mews

Ashill, Norfolk

SOWERBYS

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Ashill, Norfolk
IP25 7FS

Bespoke Barn Conversion

Small Private Development

Generous Plot with Countryside Views

Stunning Open Plan Living Space

High Specification Throughout

En-Suite and Family Bathroom

Three Spacious Bedrooms

Immaculately Presented Throughout

Underfloor Heating and Log Burner

Garage, Off-Road Parking and EV Charging Point

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Located within a private development of just six unique barns, this bespoke three bedroom barn conversion offers the perfect blend of contemporary living and rural charm, set within a peaceful and picturesque Norfolk village. Finished to the highest specification throughout, the property presents a rare opportunity to enjoy the space, character features, and elegance of a carefully restored barn, with all the comforts of modern living.

Step inside and be immediately impressed by the expansive open-plan kitchen, dining, and living space. This truly exceptional area is designed for both relaxed day-to-day living and effortless entertaining, with its generous proportions, high ceilings, and an abundance of natural light. The stylish, contemporary kitchen is fitted with NEFF appliances, while the spacious living and dining areas are perfect for hosting friends and family. The luxurious family bathroom features a double basin, corner shower, and slipper bath.

Outside, the property boasts a spacious private garden, offering a peaceful retreat to appreciate the natural beauty of the Norfolk countryside. Additional features include a single garage and an EV charging point. The development enjoys a sense of seclusion while remaining conveniently close to local amenities and major access roads.

Whether you're hosting a dinner party in the spacious living areas, enjoying the peace and quiet of the garden, or retreating to your luxurious principal bedroom, this barn conversion offers the perfect setting for modern country living. With high specification finishes throughout and a layout designed for modern living, this property truly has it all.











...high specification finishes throughout and a layout designed for modern living...









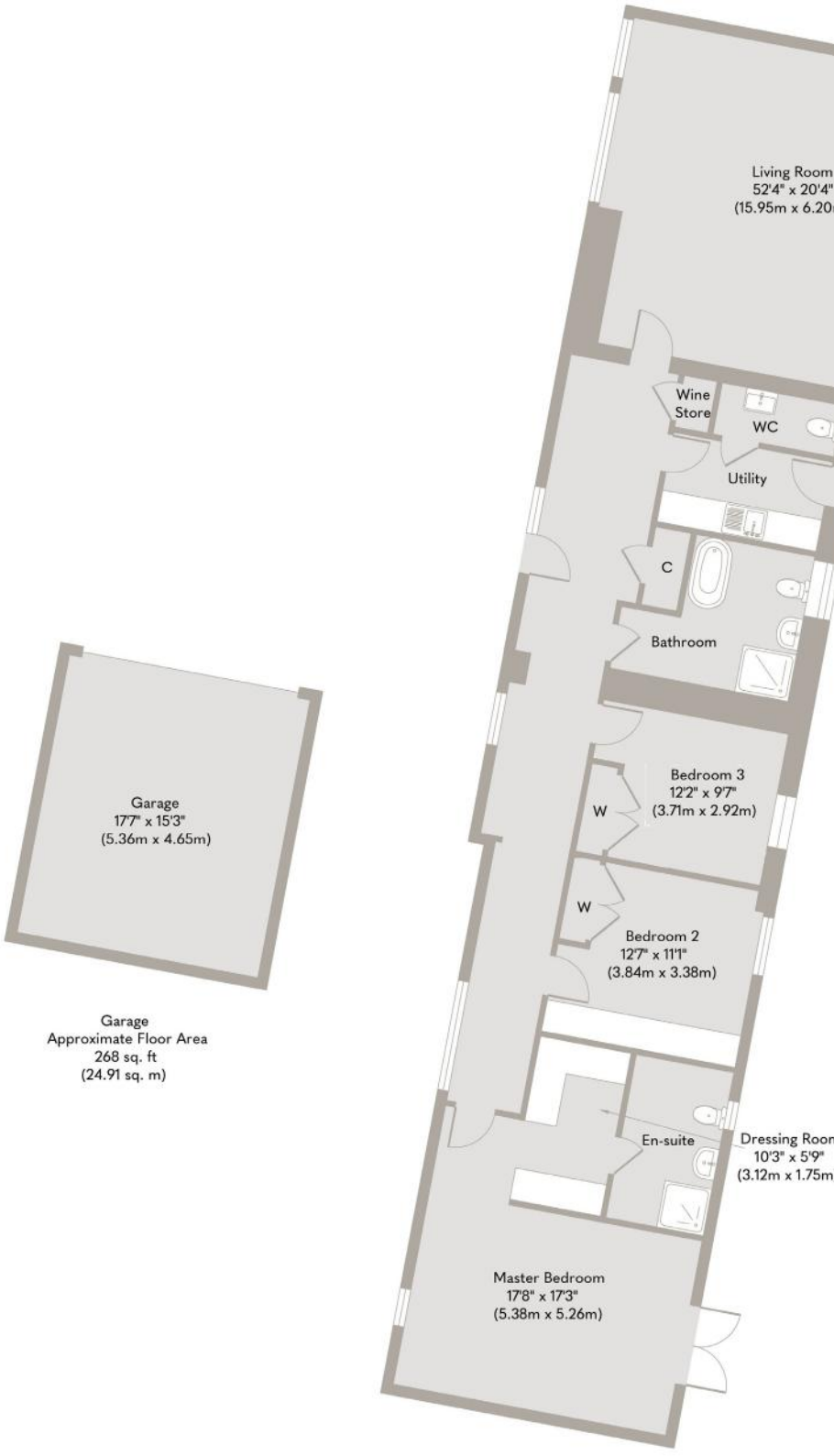


... offering a peaceful retreat to appreciate the natural beauty of the Norfolk countryside.



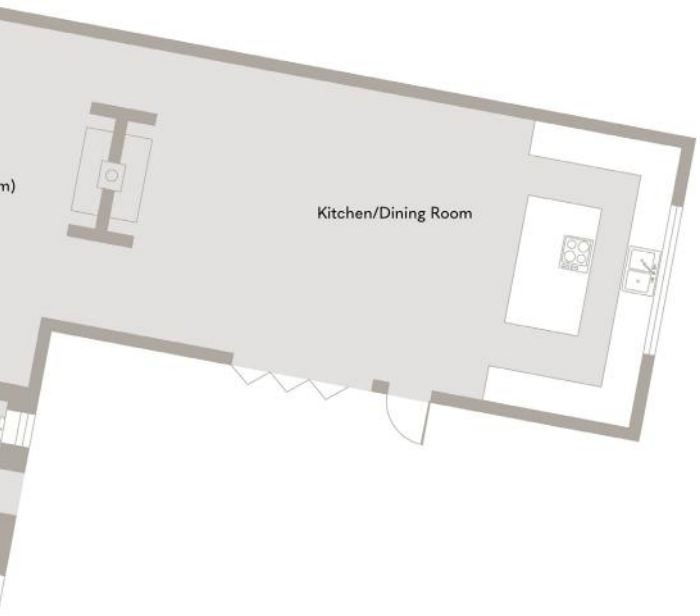




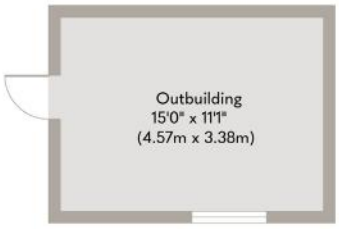


Garage
Approximate Floor Area
268 sq. ft
(24.91 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, win
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Outbuilding
Approximate Floor Area
166 sq. ft
(15.44 sq. m)

Approximate Floor Area
2,055 sq. ft
(190.87 sq. m)

ndows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.
s, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Ashill

A MID-NORFOLK VILLAGE TO CALL HOME

Nestled between the market towns of Swaffham and Watton for convenience, Ashill is the epitome of mid-Norfolk living.

The village is quaint, the road through meanders alongside cottages, a community centre and village pub.

The parish church of St Nicholas peers over the wall. Dating back to the 14th century, the church stands close to a group of houses that form the oldest part of the village.

The thriving, historic market town of Swaffham offers an extensive range of local amenities including a Waitrose, Tesco, Asda, further shops, pubs and restaurants, three doctors surgeries and primary, secondary and higher schools together with a variety of leisure and sports activities, including an excellent Golf Club. The town has an extremely popular Saturday market and many interesting historic buildings including the parish church and 'The Buttercross'.

In each direction a different taste of Fen-land lifestyle calls to be enjoyed. To the west, Hanseatic King's Lynn sits on the River Great Ouse with direct rail link to London and Cambridge.

Royal Sandringham Estate sits just outside the port town and beyond, the shores of sought-after North Norfolk curve around the coast. Around 25 miles east, the cathedral city of Norwich offers an abundance of stores.

Leaving field views behind, Thetford forest lies south on the border to Suffolk.









Note from Sowerbys



"... the property presents a rare opportunity to enjoy the space, character features, and elegance of a carefully restored barn..."

SERVICES CONNECTED

Mains water, electricity and drainage. Heating via air source heat pump. EV charging point.

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

B. Ref:- 0291-3673-4664-2892-6135

To retrieve the Energy Performance Certificate for this property please visit https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///hours.grafted.curtail

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS

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