



## 5 Church Farm Barns Church Hill, Banham

In Excess of £300,000

# 5 Church Farm Barns Church Hill

Banham, Norwich

This beautifully converted barn merges traditional charm with contemporary design, offering a flexible floor plan that suits a variety of lifestyles. With three spacious double bedrooms, including a luxurious master suite with an en suite wetroom, the home offers both comfort and privacy. The open-plan kitchen and dining area, alongside inviting living spaces, make it ideal for both entertaining and everyday living. Set within landscaped gardens, this unique property provides a perfect balance of modern living and peaceful village surroundings, making it an exceptional choice for any family or those seeking a bespoke home.

## The Location

Banham is a civil parish within Norfolk boasting amenities including a post office, Church, schools and local shops, community centre, the Banham Zoo, and Applewood Countryside Holidays. Banham is around 20 miles from the city of Norwich where you will find more shopping and eating opportunities, as well as a well-serviced public transport service including a Bus and Train station. Thetford is under 15 miles from Banham and is very popular, therefore a great benefit to the property's location.





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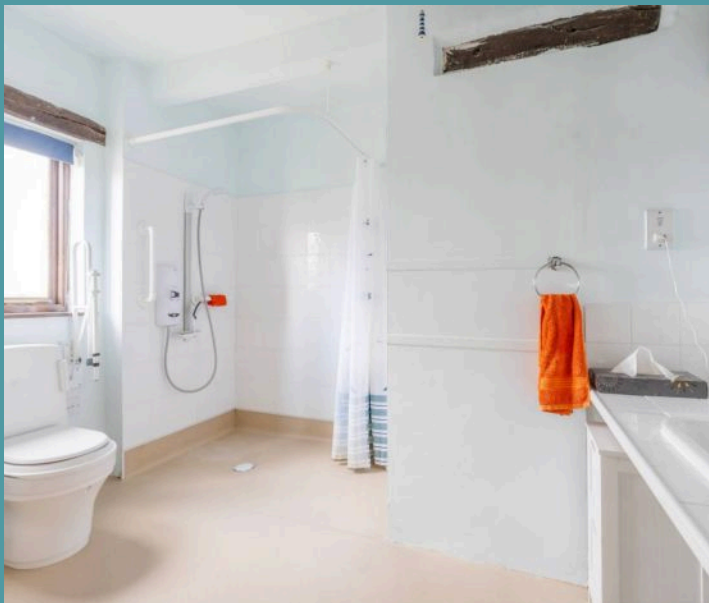
Banham, Norwich

### Church Farm Barns, Banham

This stunning barn conversion offers a perfect blend of traditional charm and contemporary style. Located just a stone's throw from the picturesque village church, the property combines rustic features with a modern layout. The flexible floor plan allows for a variety of living arrangements, making it an ideal choice for those seeking a unique design that can be tailored to their needs.

With three generously sized double bedrooms, including a luxurious master suite complete with a stylish en suite wetroom, this home offers comfort and privacy in abundance. The heart of the home is the open-plan kitchen and dining area, which serves as an exceptional space for both cooking and entertaining.

Featuring sleek, modern cabinetry and appliances, it perfectly complements the home's overall aesthetic. The inviting sitting room offers a cosy yet spacious area to relax, while the separate dining room provides a formal setting for family dinners or hosting guests. Every detail of the home has been thoughtfully designed to maximise space and functionality.





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Further highlights include a well-appointed family bathroom, efficient oil central heating, and double glazing throughout, ensuring a comfortable living environment year-round. Outside, the beautifully landscaped front and rear gardens offer a private space, ideal for enjoying the peaceful surroundings and fresh air.

With its unique design and flexibility, this barn conversion offers an exceptional opportunity for those seeking both character and modern living in a peaceful village setting. The perfect home for a growing family or anyone in search of a bespoke property that can evolve with their needs.

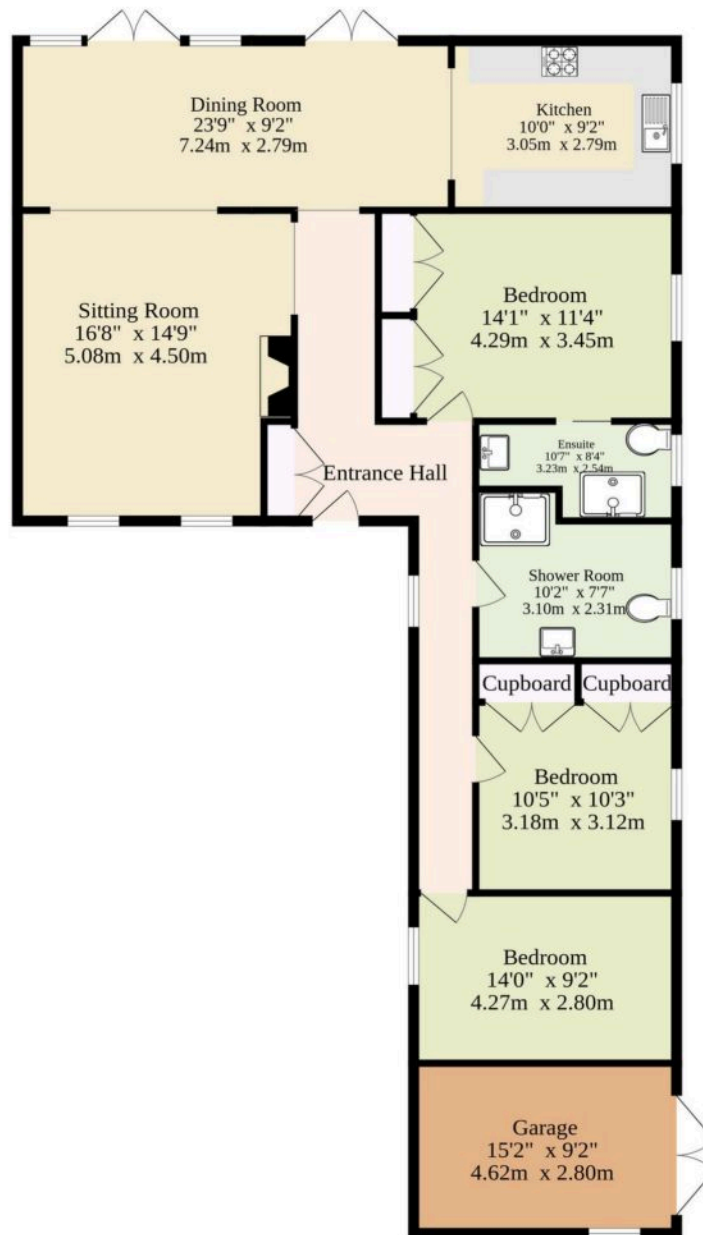
### Agents Note

Sold Freehold

Oil central heating - alongside remaining mains services



Ground Floor  
1520 sq.ft. (141.2 sq.m.) approx.



TOTAL FLOOR AREA : 1520 sq.ft. (141.2 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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