



Wortwell Hall Barn Low Road, Wortwell

Harleston



Offers Over £799,000
Minors & Brady

Wortwell Hall Barn Low Road

Wortwell, Harleston

Step into a life of refined rural elegance with this captivating Grade II listed barn conversion, beautifully positioned in the quaint village of Wortwell, just a short drive from the historic market town of Harleston. Hidden down a private lane, this extraordinary home offers an unmatched blend of heritage character and contemporary comfort. Originally a successful B&B, it presents outstanding potential for income, multigenerational living, or simply an indulgent lifestyle retreat. The property's exterior charm is matched only by its interior – a grand dining hall with soaring vaulted ceilings and floor-to-ceiling windows, a character-rich family room, and a bespoke farmhouse kitchen. Spread across two thoughtfully designed floors, the home features four double bedrooms, all with luxurious en-suites, including a principal suite offering complete privacy on the upper level. A mezzanine sitting room with exposed beams and countryside views adds a further touch of distinction. The professionally landscaped grounds are equally impressive – from the wrap-around gardens, Indian sandstone patios, and orchard trees, to the serene stream crossed by a private bridge, leading to a secure paddock ideal for equestrian use. This one-of-a-kind home offers the opportunity to enjoy luxury country living at its finest.

- Grade II listed barn conversion proudly positioned on 0.9 acres (stms), in the quaint village of Wortwell, moments from the amenities of Harleston
- Striking architectural character throughout featuring exposed timber beams, vaulted ceilings, rustic brickwork, and floor-to-ceiling glazing that brings in natural light
- Elegant grand dining hall offering an impressive space for entertaining, filled with light and atmosphere, perfect for hosting festive gatherings and memorable family occasions
- Farmhouse-style kitchen fitted with premium Howdens cabinetry, high-spec appliances including a Rangemaster





M&B

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Council Tax band: F

Tenure: Freehold



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Explore the village of Wortwell

On the southern edge of Norfolk, the charming village of Wortwell offers a peaceful rural lifestyle while remaining just moments away from the bustling market town of Harleston. Surrounded by the picturesque countryside of the Waveney Valley, Wortwell provides a tranquil setting with the convenience of nearby amenities. Harleston, less than five minutes' drive or a leisurely walk away, hosts a range of independent shops, cafés, supermarkets, and a popular weekly market, creating a vibrant hub for local residents.

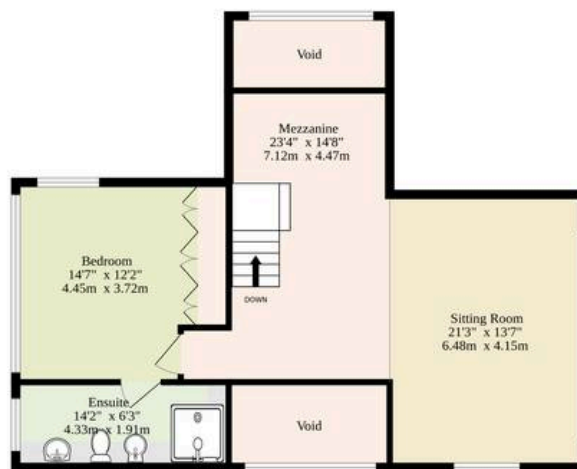
Families are well served by several well-regarded primary and



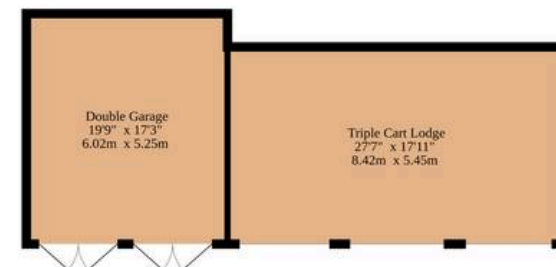
Ground Floor
1692 sq.ft. (157.2 sq.m.) approx.



1st Floor
975 sq.ft. (90.6 sq.m.) approx.



Double Garage & Triple
Cart Lodge
834 sq.ft. (77.5 sq.m.) approx.



Sqft Includes The Double Garage And The Triple Cart Lodge

TOTAL FLOOR AREA : 3502 sq.ft. (325.3 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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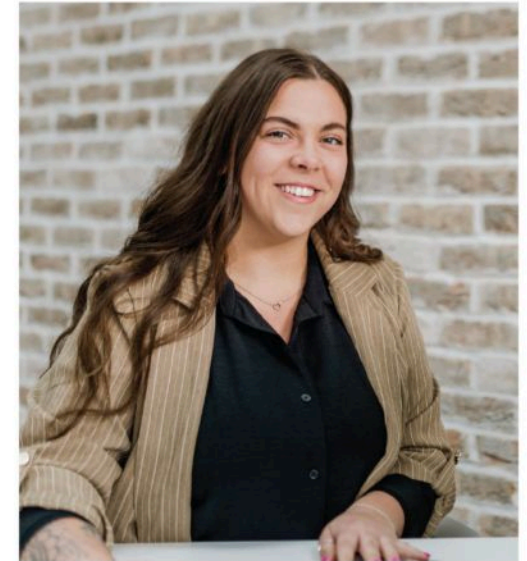
Dreaming of this home? Let's make it a reality



Meet *Nicola*
Branch Manager



Meet *Theo*
Property Consultant



Meet *Anya*
Aftersales Progressor

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