



Water End Farm Church Road, Ovington

Thetford



In Excess of £775,000
Minors & Brady

Water End Farm Church Road

Ovington, Thetford

Tucked away at the end of a quiet lane and screened by tall, mature woodland, Water End Farm is a residence that immediately evokes a sense of arrival. Proudly positioned within the historic civil parish of Ovington in the heart of Norfolk, this exceptional barn conversion is a striking fusion of contemporary style and rustic charm. Set within approximately three acres (stms) of maintained grounds, the home has been renovated to a premium standard, where exposed oak beams, soaring vaulted ceilings, and expansive glazing meet sleek design and high-spec finishes. A sweeping driveway leads to a bold, black-clad façade that hints at the stylish interiors within, while landscaped gardens, a serene wildlife pond, and wide open skies frame the lifestyle on offer. Perfectly tailored for modern country living, the home also features a detached, self-contained cottage ideal for multi-generational use or holiday let accommodation. From tranquil mornings spent watching the wildlife to evenings entertaining on the limestone patio under radiant Norfolk sunsets, Water End Farm offers a rare opportunity to live beautifully, in complete harmony with its natural surroundings.

- An exquisite barn conversion positioned in a private and secluded three-acre setting in the civil parish of Ovington (stms)
- Two-bedroom self-contained cottage with a vaulted living space, a cosy wood burner, two bedrooms, a private garden, and full residential permissions
- For equestrian use, securely fenced paddocks sit at the front of the barn, with potential for private use or rental income
- Striking contemporary barn conversion with black cladding and double-glazed windows, offering a stylish blend of rustic charm and modern design
- Expansive open-plan living area with a high vaulted ceiling, exposed oak beams, and floor-to-ceiling glazing that connects seamlessly with the landscaped gardens





M&B

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Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:



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Location

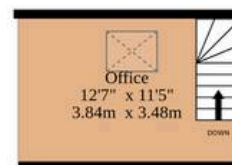
Church Road in Ovington, Thetford, offers a peaceful rural setting with convenient access to a wide range of local amenities and attractions, making it an excellent choice for families and commuters alike. Within a five-minute drive are both Tesco and Lidl for everyday essentials, while a Waitrose in nearby Swaffham is just 20 minutes away. The closest high street is in Watton, only five minutes by car, and features a variety of independent shops including Myhills hardware store, a bakery, butcher, post office, hairdressers, takeaways, and gyms. For families, the area is well-served by reputable schools: Parker's Church of England Primary School in nearby Saham Toney and Wayland Academy in Watton offer accessible education options, with further primary and



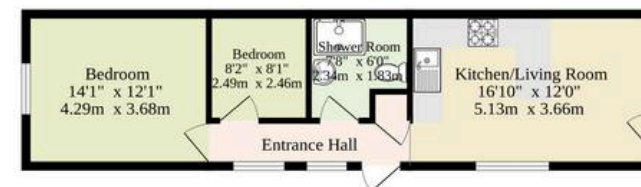
Ground Floor
1638 sq.ft. (152.2 sq.m.) approx.



1st Floor
146 sq.ft. (13.6 sq.m.) approx.



Cottage/Annex
547 sq.ft. (50.8 sq.m.) approx.



TOTAL FLOOR AREA : 2331 sq.ft. (216.6 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 *Sarah*
Senior Property Consultant



Meet *James*
Property Consultant



Meet *Lauren*
Property Consultant

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