



9 The Barns Fritton Road, Ludham
Great Yarmouth



Minors & Brady

9 The Barns Fritton Road

Ludham, Great Yarmouth

Hidden away in one of Norfolk's most enchanting Broadland villages, this characterful barn conversion offers a rare sense of retreat—where timeless charm, open skies, and a slower pace of life quietly unfold. Set amidst a discreet collection of homes, it invites you into a lifestyle shaped by warmth, space, and a deep connection to its surroundings. Behind its traditional exterior lies over 1,800 sq ft of beautifully finished living space, with exposed beams, a central inglenook fireplace, and a seamless flow between indoor and outdoor areas. The private south-facing courtyard and expansive communal gardens offer moments of calm and connection, framed by the soft sounds of nature. With four double bedrooms, including a tranquil principal suite, the home is both generous and intimate in feel. A truly special setting—where every detail encourages you to slow down, breathe deeper, and feel at home.

- Beautifully converted barn offering over 1,800 sq ft of living space
- Quiet and discreet setting within a sought-after Broadland village
- Rich in character with exposed timber beams, stripped wood floors, and inglenook fireplace
- Four spacious double bedrooms including principal suite with Juliet balcony and en-suite
- Stylish, recently fitted kitchen with granite worktops and bespoke splashbacks
- Generous open-plan living and dining area ideal for modern family life and entertaining
- Private south-facing courtyard, perfect for relaxing or al fresco dining
- Access to a large enclosed communal garden with open countryside views



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The Location

Set within the admired village of Ludham, this appealing setting offers more than just a place to live – it promises a lifestyle shaped by community, convenience, and the charm of rural Norfolk. The village itself is well-established and proudly maintained, with a friendly, close-knit atmosphere that encourages time spent outdoors, conversations with neighbours, and the simple pleasure of a slower, more fulfilling rhythm.

At its heart, Ludham provides all the essentials and more – from a traditional butcher and independent florist to a doctor's surgery, primary school, and a welcoming village pub. It's a genuinely active community, with a village hall hosting regular events and a variety of small shops and cafés making daily life easy and sociable. Whether you're picking up local produce, enjoying coffee with friends, or joining in with annual celebrations, there's always something happening just a short walk from home.

For those drawn to the water, nearby Womack Water offers public and parish moorings, linking easily to the Rivers Thurne, Ant, and Bure – a gateway to the wider Norfolk Broads. The landscape here is perfect for exploring by boat, bike, or on foot, offering a lifestyle in tune with nature. Well-served by regular bus routes, Ludham also connects easily with Wroxham, Great Yarmouth, and the city of Norwich, providing access to a wider range of shops, restaurants, and cultural opportunities – all while enjoying the calm and character of a true Norfolk village.



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The Barns, Ludham

Tucked away in a discreet setting within the highly regarded Broadland village of Ludham, this exceptional barn conversion offers over 1,800 sq ft of versatile and beautifully presented living space. Finished to a high specification throughout, the home retains the warmth and charm of its rural heritage, with exposed beams, stripped wood floors, and traditional brickwork seamlessly blending with contemporary fittings and thoughtful design.

The ground floor is centred around a generous open-plan living space—an impressive, light-filled area that combines formal and informal zones with ease. At its heart, a striking inglenook fireplace offers a natural focal point, complemented by French doors that open out to a private, south-facing courtyard. This secluded outdoor space is enclosed by attractive brickwork, offering a sheltered spot to dine, relax, or entertain across the seasons.

The recently installed kitchen is both stylish and functional, complete with granite worktops, bespoke splashbacks, and quality appliances, while a separate utility/cloakroom keeps everyday needs neatly tucked away.



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Upstairs, the character continues with four spacious double bedrooms, each with built-in storage and individual charm. The principal bedroom enjoys the added benefit of a Juliet balcony and a private en-suite shower room, while the remaining bedrooms are served by a well-appointed family bathroom, complete with exposed beams and quality fittings. Natural light flows throughout the first floor via Velux windows and clever use of space, giving a warm, inviting feel to every room.

Beyond the private courtyard, residents also enjoy access to an enclosed communal garden, a rare and welcome addition that provides a wide, open lawn bordered by planting and post-and-rail fencing. Ideal for children, shared gatherings, or simply enjoying open views of the surrounding countryside, it's a peaceful retreat that adds a further dimension to outdoor living.

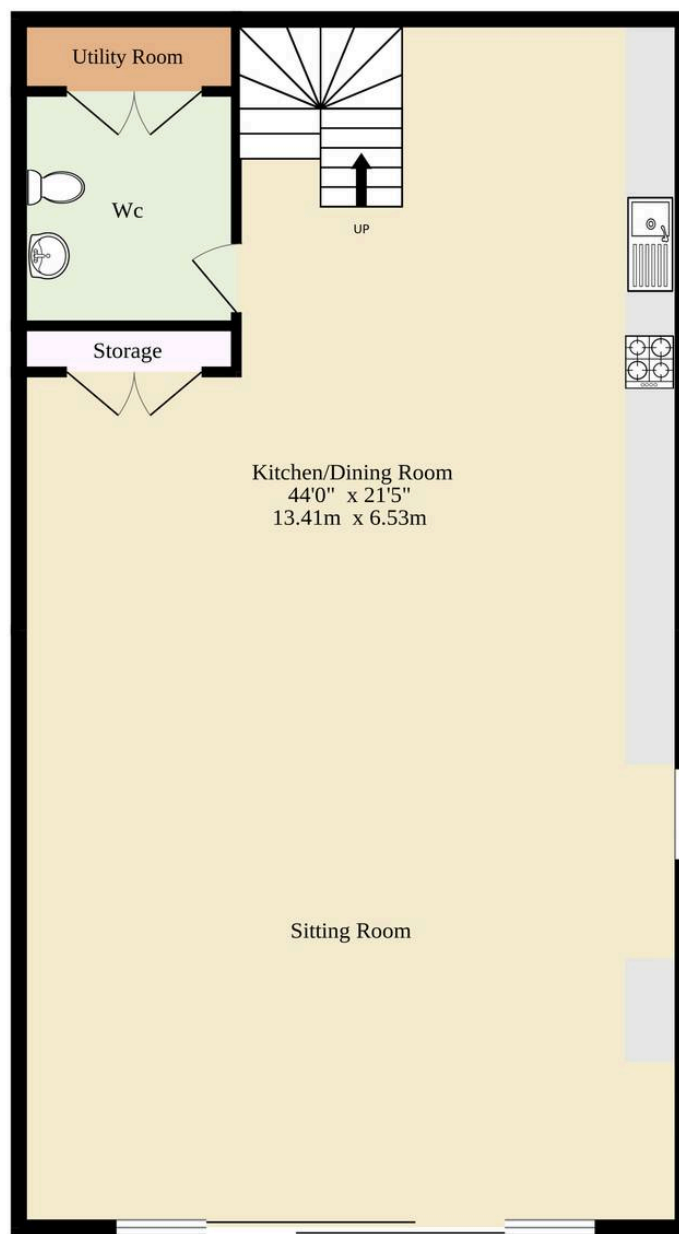
The property is approached via a private shingled driveway serving just a handful of neighbouring homes, with allocated parking under a characterful cart shed and additional visitor parking available.

This is a rare opportunity to secure a spacious, high-quality home in one of Norfolk's most attractive and well-connected villages—perfect as a full-time residence, countryside retreat, or low-maintenance second home with character, comfort, and lifestyle in abundance.

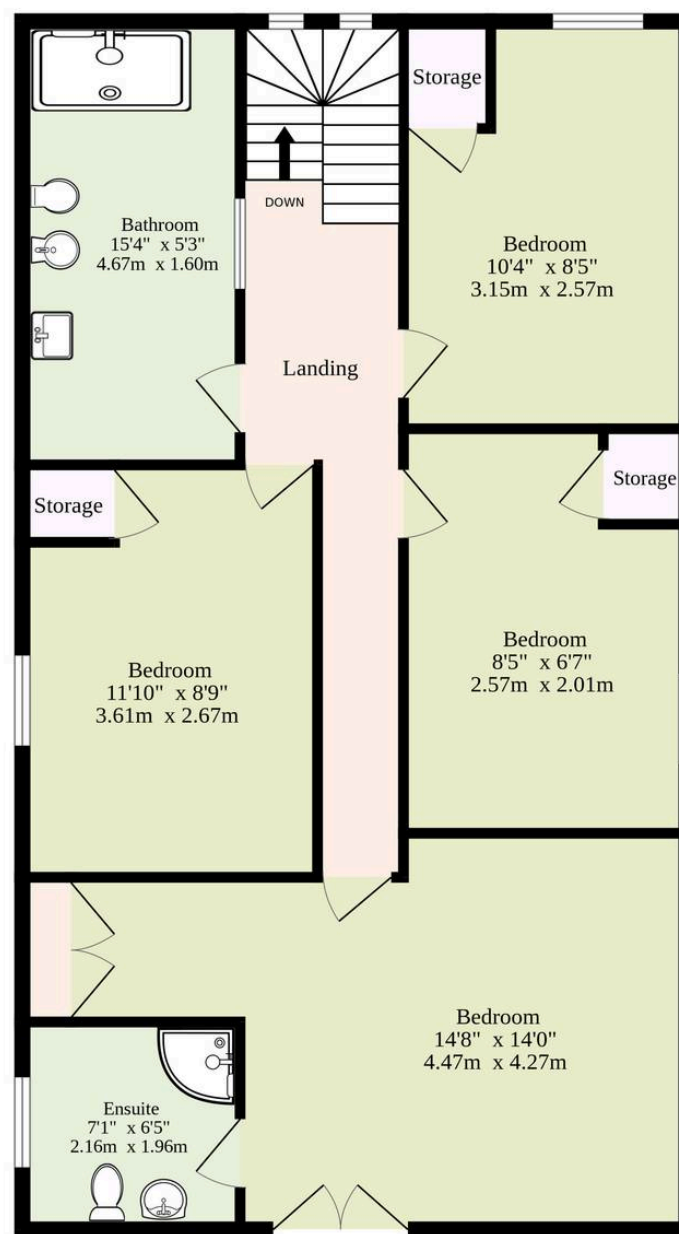
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Ground Floor
943 sq.ft. (87.6 sq.m.) approx.



1st Floor
938 sq.ft. (87.1 sq.m.) approx.



TOTAL FLOOR AREA : 1881 sq.ft. (174.8 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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Senior Property Consultant



Meet James
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Meet Lauren
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Minors & Brady
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