



Willow Barn Dog Lane, Horsford

Norwich



Minors & Brady

Willow Barn Dog Lane

Horsford, Norwich

Where character meets contemporary design, Willow Barn offers a stunning single-storey conversion set within a private enclave of just four barns. Maintained to a high standard and recently updated with a new driveway, the property balances charm with modern comfort. Inside, a vaulted ceiling with exposed oak beams that creates a sense of space and style. The open-plan kitchen and sitting area boasts granite worktops and a full range of integrated appliances, perfect for both entertaining and everyday life. Both bedrooms are generous doubles, each with its own stylish en-suite, providing privacy and convenience. Underfloor heating and an efficient zoned air source system enhance comfort throughout the home. Externally, the property sits on approximately 0.65 acres (STMS), with ample parking and far-reaching countryside views. Ideally located near Horsford's forest trails and within easy reach of Taverham, Hellesdon, and the NDR, Willow Barn perfectly combines seclusion with accessibility.

- Stunning single-storey barn conversion set within a private enclave of four barns
- Open-plan kitchen and sitting room with vaulted ceiling and exposed oak beams
- Kitchen fitted with granite worktops and a full range of integrated appliances
- Two generous double bedrooms, each with a modern en-suite bathroom
- Underfloor heating throughout and zoned air source heating system
- Spacious plot of approximately 0.65 acres (STMS) with ample parking
- Far-reaching countryside views and private, peaceful setting
- Close to Horsford forest trails, local amenities in Taverham and Hellesdon, and easy access to the NDR



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Willow Barn Dog Lane

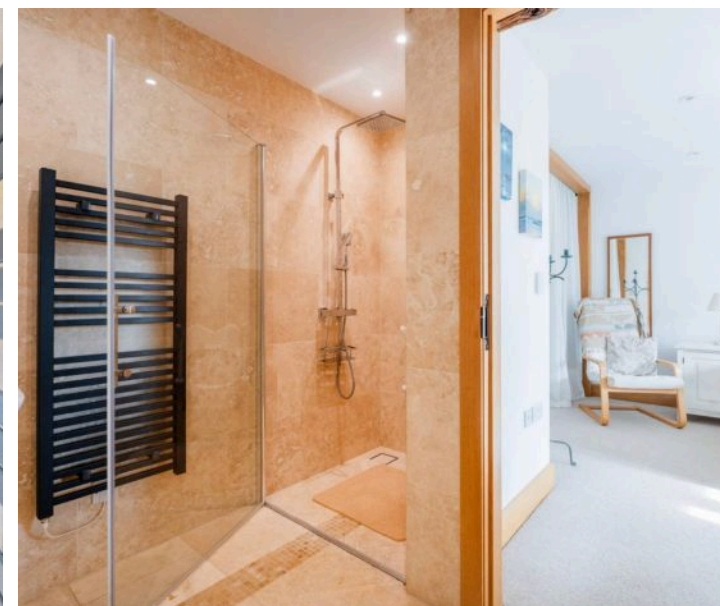
Horsford, Norwich

The Location

Perfectly placed in Horsford, Willow Barn enjoys close proximity to the area's leafy forest trails—ideal for daily dog walks, Sunday strolls, or weekend bike rides beneath the canopy. For families, local parks are within easy reach, providing great spots for after-school play, while a range of nearby schooling options adds to the everyday convenience of this well-connected village setting.

A selection of local amenities makes life at Willow Barn feel effortlessly simple. A short distance leads you to the nearby chip shop or Indian—a go-to for easy dinners and satisfying comfort food. For more extensive shopping or everyday errands, nearby Taverham offers multiple Tesco stores, a Lidl, and a range of other supermarkets, while Hellesdon provides additional local shops and services, ensuring everything you need is close at hand.

Adding to the location's everyday appeal is its seamless access to the Northern Distributor Road (NDR). This handy connection makes commuting or day-tripping to nearby villages and towns refreshingly straightforward, linking you with the wider Norfolk area in no time at all.



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Willow Barn Dog Lane

Willow Barn, Horsford

Set within a private enclave of just four individual barns, this beautifully presented single-storey conversion combines timeless character with modern refinement. Maintained to a high standard throughout, the property offers both style and practicality in equal measure.

The main living space is a striking open-plan kitchen and sitting room, showcasing a vaulted ceiling with exposed oak beams that celebrate the building's heritage. While underfloor heating and limestone flooring provide contemporary comfort. The kitchen is finished with granite worktops and a full range of integrated appliances, designed to meet the needs of modern living.

Both bedrooms are generous doubles, each benefitting from its own en-suite bathroom, offering comfort and privacy for family or guests. The layout provides an easy flow and sense of space, enhanced by excellent levels of natural light.

An efficient air source heating system with zoned controls further elevates the home's specification.

Externally, this superb barn is approached via ample parking and enjoys grounds extending to around 0.65 acres (STMS). The plot offers space, seclusion, and far-reaching views over the surrounding landscape, making it a rare opportunity for those seeking countryside living with a contemporary edge.

Agents Note

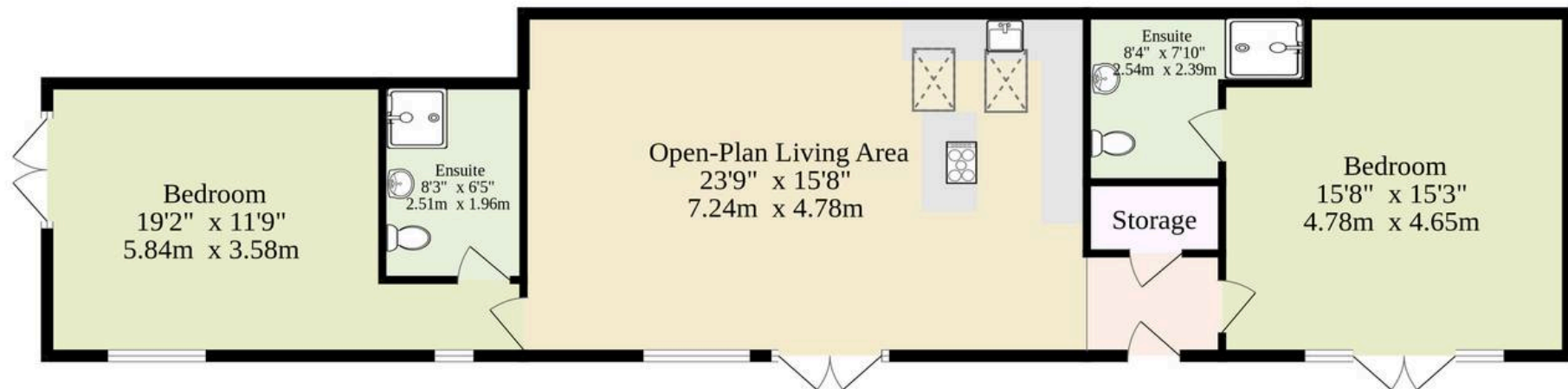
Sold Freehold

Connected to air source heat pump, mains water, electricity and treatment plant.



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Ground Floor
993 sq.ft. (92.3 sq.m.) approx.



TOTAL FLOOR AREA : 993 sq.ft. (92.3 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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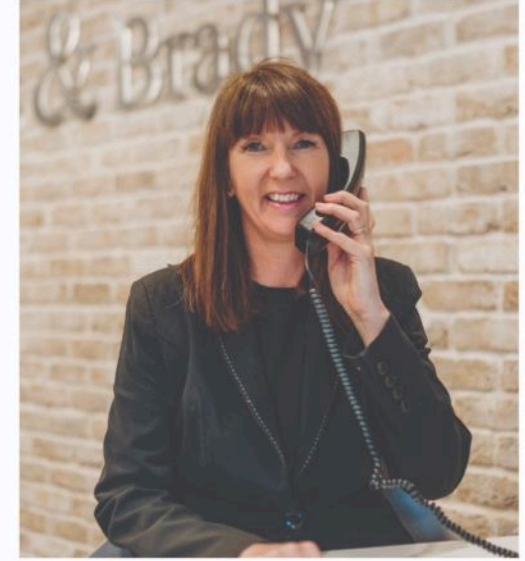
Dreaming of this home? Let's make it a reality



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Branch Partner



Meet *Karol*
Property Valuer



Meet *Claire*
Aftersales Team Leader

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