



# The Barnhouse Low Road, North Tuddenham

Dereham



Minors & Brady



# The Barnhouse Low Road

North Tuddenham, Dereham

The Barnhouse commands attention from the moment it comes into view. Its sage-green sash windows, framed by mature wisteria, hint at the heritage-rich interiors within, where over 1,600 sqft of exquisitely detailed living space unfolds across two floors (stms). The triple-aspect sitting and dining room, chapel window, and wood-burning stove evoke a sense of timeless grandeur, while the expansive kitchen/breakfast room and flexible reception spaces accommodate both relaxed family life and elegant entertaining. Beyond the interiors, the landscaped gardens, raised terrace, and detached larch-framed garden room create a seamless connection with the surrounding farmland, offering a private, versatile space for outdoor living. The Barnhouse is not just a home—it is a lifestyle, a statement of refined taste, and a rare opportunity to experience countryside living at its most distinguished.



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North Tuddenham, Dereham

- Chain free
- A former farming community chapel, that has now been transformed into a distinctive countryside residence suitable for family living
- Over 1,600 sqft of beautifully detailed living space spread across two floors, combining heritage charm with contemporary refinement (stms)
- Triple-aspect sitting and dining room featuring a chapel window and wood-burning stove, creating a timeless sense of grandeur
- Expansive 23ft kitchen and breakfast room with restored parquet flooring, bespoke cabinetry, granite work surfaces, and a range-style cooker (stms)
- Four generously proportioned bedrooms including a principal suite with dressing room, cast-iron fireplace, and exposed original floorboards
- Family bathroom and en-suite shower room finished with luxurious roll-top bath, enclosed shower, and exquisite period-inspired detailing
- Detached larch-framed garden room fully powered and sheltered, offering versatile space for entertaining, a hot tub, or a home office/studio (stpp)
- Brand new oil fired boiler and electric underfloor heating in the sitting/dining room
- Easy access to A47, the market town of Dereham and the city of Norwich, with a 30 minutes' drive from the Norfolk coast



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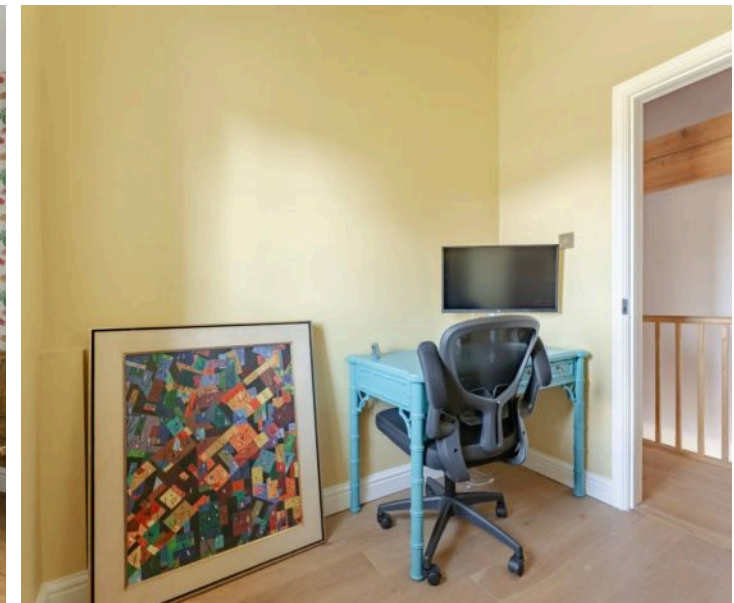
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## Location

With St Mary's Church at the heart of this charming village, North Tuddenham offers the perfect setting for a quiet life amidst the beautiful Norfolk countryside. For a delightful culinary experience, The Lodge Griddle and Grill is a favourite among locals, serving traditional, hearty pub meals, while Dann's Farm Shop, set across more than 600 acres, produces a tempting array of ice creams, lollies, and sorbets all made on-site.

Nestled conveniently between the bustling market town of Dereham and the vibrant city of Norwich, North Tuddenham benefits from excellent transport links via the nearby A47, making commuting straightforward. Dereham itself hosts a twice-weekly market on Tuesdays and Fridays, alongside a thriving selection of independent and specialist shops with free parking, providing the perfect opportunity for an afternoon of browsing. Heritage enthusiasts will enjoy exploring local landmarks such as the Mid-Norfolk Railway, which runs historic 1950s railcars to Wymondham Abbey, Dereham Windmill, a Grade II listed building rescued from decay, and Bishop Bonner's Cottage, established in 1502 and considered the town's oldest building.



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Just a short drive from the village, living history can be experienced at Gressenhall Farm and Workhouse, or further afield at Castle Acre Castle and Priory, an 11th-century monastic site, and the National Trust's Oxburgh Hall. Families benefit from good local schools, while leisure pursuits are easily accessible with nearby sports facilities, a leisure centre, and a golf course. North Tuddenham and its surrounding villages offer a superb balance of rural tranquillity and modern convenience, making them an ideal base to enjoy the very best of Norfolk country living with easy access to the city of Norwich and the Norfolk coast.

## Low Road

Dating back to 1897, The Barnhouse is a former farming community chapel, now transformed into a distinctive countryside residence that combines heritage charm with contemporary refinement. Positioned along a quiet country lane, the property commands sweeping, uninterrupted views across surrounding farmland, offering an exceptional rural setting of seclusion.

From the first moment, The Barnhouse impresses. Its large sage-green sash windows and wisteria climbing gracefully up the side immediately convey a sense of character. Set sideways on to the road, a gravelled driveway leads past immaculately maintained gardens. Mature trees, seasonal planting, and carefully designed seating areas create a serene outdoor environment, where every corner offers a sense of calm. Whether enjoying a morning coffee in the sunlight or dining al fresco on the raised terrace during summer evenings, the garden feels an extension of the home.



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The interiors extend over 1,600 sqft across two floors, combining spaciousness with warmth and character. The 23ft kitchen/breakfast room is a welcoming hub, featuring restored parquet flooring, quality cabinetry, granite work surfaces, and a range-style cooker, perfect for relaxed family meals or entertaining guests.

The triple-aspect sitting and dining room is the heart of the home, adorned with a chapel window and a wood-burning stove, creating an atmosphere of understated grandeur. A second reception room offers versatility as a snug, home office, or creative retreat, allowing the home to adapt seamlessly to a variety of lifestyles.

Upstairs, four bedrooms continue the property's heritage-rich narrative. The principal suite is a retreat of sophistication, complete with a dressing room, a cast-iron fireplace, and exposed original floorboards, combining period character with modern comfort. The second bedroom flaunts a private en-suite shower room. The family bathroom is thoughtfully designed with a luxurious roll-top bath and enclosed shower, where practicality meets exquisite detailing.





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A standout feature of The Barnhouse is the detached larch-framed garden room. Fully powered and sheltered, it provides a versatile space for hosting summer bbqs, placing a hot tub, or converting it into a home office/studio (stpp), offering a rare opportunity to enjoy outdoor living in every season.

The Barnhouse is the quintessence of heritage-rich country living, where period charm meets contemporary sophistication. With spacious interiors, meticulous attention to detail, versatile outdoor spaces, and commanding rural views, it offers a lifestyle of quiet grandeur and refined elegance—truly a home to be treasured.

## Agents note

Freehold

Electric underfloor heating in the sitting/dining room

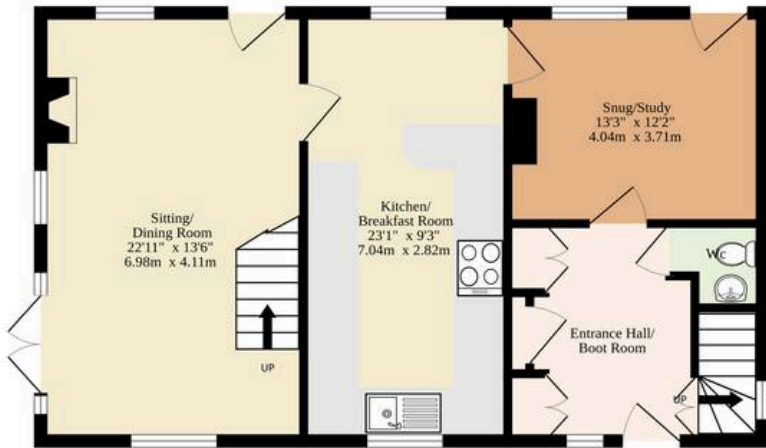
Oil fired boiler replaced 2 months ago



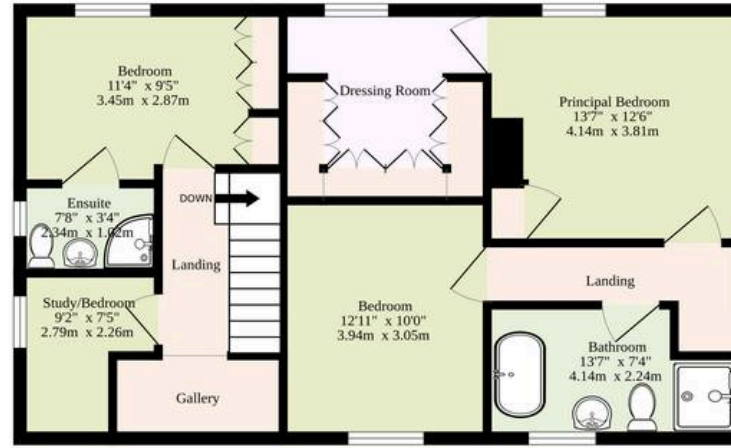
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>81</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>56</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



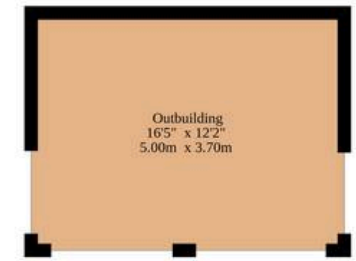
Ground Floor  
812 sq.ft. (75.4 sq.m.) approx.



1st Floor  
633 sq.ft. (58.8 sq.m.) approx.



Outbuilding  
199 sq.ft. (18.5 sq.m.) approx.



Sqft Includes The Outbuilding

**TOTAL FLOOR AREA : 1644 sq.ft. (152.7 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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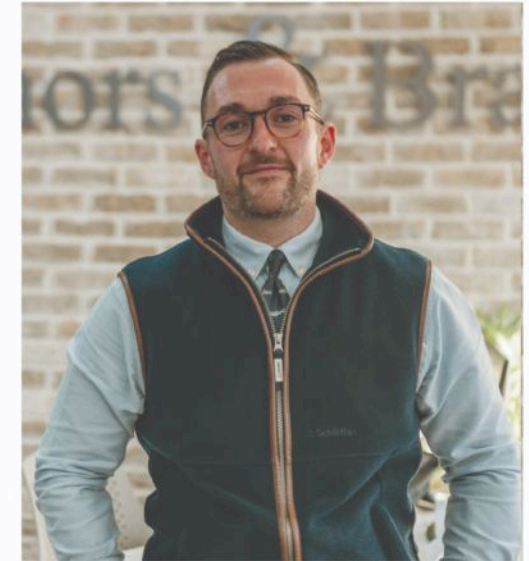
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