



Summer Barn Private Road, Stokesby

Guide Price £800,000

Minors & Brady



Summer Barn Private Road

Stokesby, Great Yarmouth

Guide Price: £800,000 - £850,000. A striking barn conversion set beneath wide Norfolk skies, where a dramatic double-height living space and far-reaching countryside views shape the rhythm of daily life. Positioned at the end of a peaceful rural approach, the house offers exceptional space, flexibility and a setting that feels both open and quietly sheltered. The surrounding landscape is ever-present, with changing light, wildlife and expansive views bringing a natural sense of calm to the home. Inside, character and proportion are balanced with light and flow, creating interiors that feel generous, grounded and welcoming, equally suited to everyday family life and larger gatherings. Established gardens wrap around the house, reinforcing a sense of retreat while remaining connected to its surroundings. This is countryside living that feels natural, settled and enduring, offering both presence and ease.

- Guide Price: £800,000 - £850,000
- A composed and credible country home, where space, restraint and setting speak louder than statement
- Discreetly positioned at the end of a rural approach, offering a sense of retreat and quiet permanence
- A breathtaking main living room with vaulted ceiling and striking inglenook fireplace
- A series of well-balanced reception rooms, blending elegance with everyday comfort and ease
- French doors recurring throughout the ground floor, softening the boundary between house and garden
- A generous, country-led kitchen and breakfast room that quietly anchors daily life
- Adaptable accommodation arranged across the house, allowing six or seven bedrooms as required
- Principal first-floor bedrooms with en-suite facilities and elevated, peaceful outlooks
- Mature gardens offering both enclosure and openness, and a sense of connection to the surrounding landscape





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Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



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A Private Country Home of Scale, Character and Quiet Confidence

Set peacefully within its landscape, the house reveals itself with quiet assurance, its presence, proportion and character unfolding gently as you move through it, with a series of striking moments along the way. Upon entering, the proportions are immediately apparent. Rooms are well balanced, with generous ceiling heights, natural light and thoughtful sightlines creating a sense of space without excess.

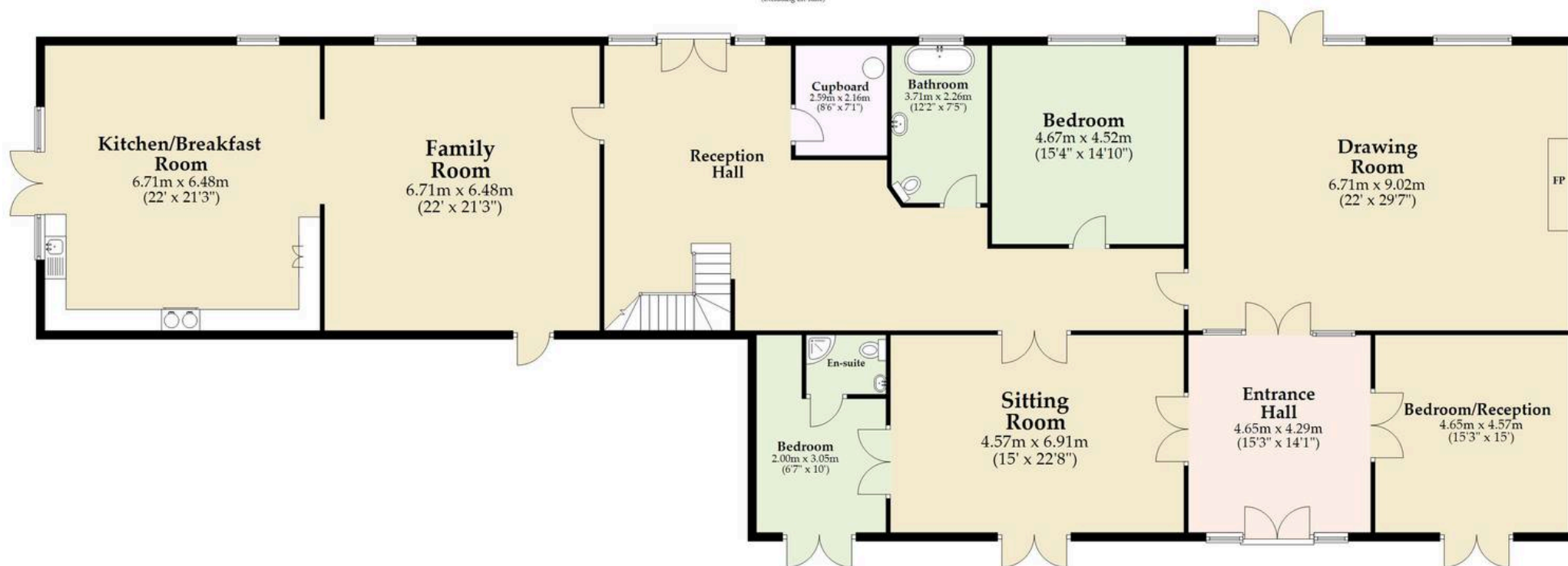
The spacious entrance hall opens to a dramatic double-height living room rising beneath exposed beams, its scale anchored by a soaring inglenook fireplace.

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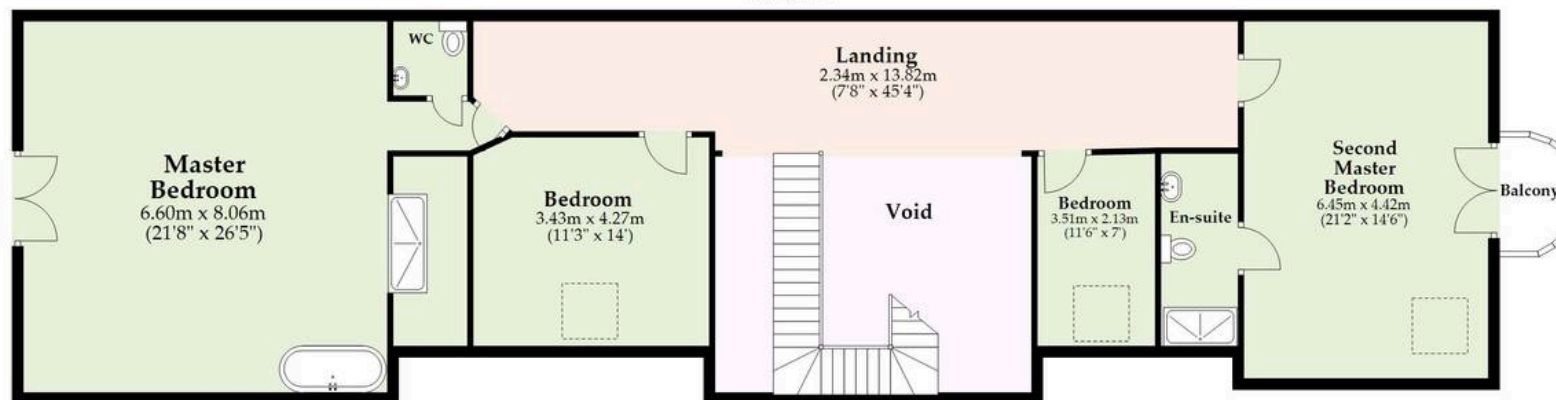
Ground Floor

Approx. 327.5 sq. metres (3525.4 sq. feet)
(excluding En-suite)



First Floor

Approx. 168.6 sq. metres (1814.4 sq. feet)
(excluding Balcony)



Total area: approx. 496.1 sq. metres (5339.8 sq. feet)

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.
Plan produced using PlanUpp.

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Meet *Dan*
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Minors & Brady
Your home, our market

 caister@minorsandbrady.co.uk

 01493 806188

 48 High Street, Caister-on-Sea, Great Yarmouth, NR30 5EH

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E: enquiries@norfolk-mortgages.co.uk