



Meadow Barn Mill Street, Swanton Morley

Dereham



Minors & Brady

Meadow Barn Mill Street

Swanton Morley, Dereham

Set within approximately 0.5 acres of fully enclosed grounds, Meadow Barn is an exceptional barn conversion offering expansive, high specification living within a private and well-established setting. The property combines striking architectural character with modern efficiency, featuring vaulted ceilings, exposed beams and impressive open plan spaces, all enhanced by a carefully considered finish throughout.

With a strong focus on both comfort and sustainability, the home benefits from underfloor heating powered by a ground source heat pump, triple-glazed windows and CAT 5 wiring, resulting in a highly efficient property with running costs of approximately £1,800 per annum.



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- Exceptional barn conversion set within approx. 0.5 acre of fully enclosed grounds
- Striking vaulted interiors with exposed beams and character brickwork throughout
- Impressive open plan kitchen, dining and living space with double sided log burner
- High specification kitchen with Falcon range cooker, granite worktops and oak cabinetry
- Five generous double bedrooms including a standout principal suite
- Principal bedroom featuring walk in wardrobe and ensuite wet room
- Underfloor heating throughout powered by an efficient ground source heat pump
- Triple glazed windows, CAT 5 wiring and excellent overall energy efficiency
- Detached triple garage with electric doors, three phase power and vehicle lift
- Private south facing courtyard and landscaped gardens with a non overlooked aspect



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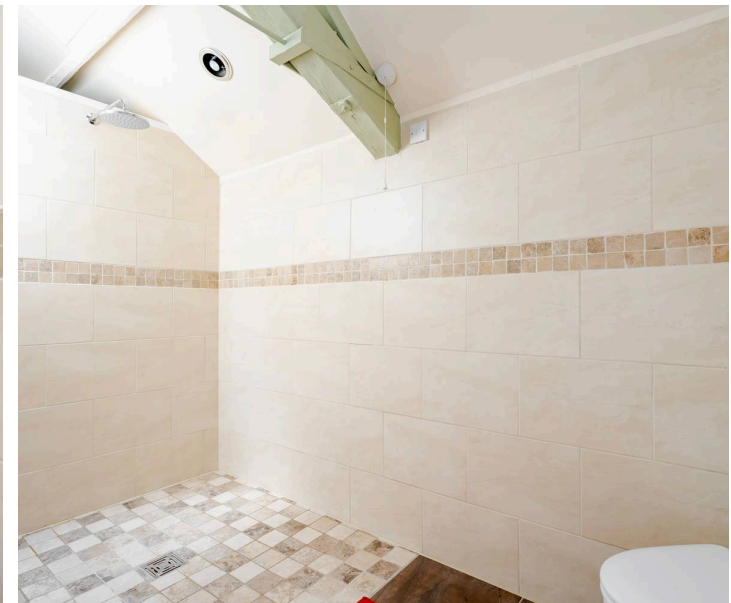
Location

Located along Mill Street within a rural Norfolk setting, Meadow Barn enjoys a peaceful position surrounded by open countryside. The nearby villages provide a selection of everyday amenities, while the market town of Dereham is within easy reach, offering a wider range of supermarkets, shops, cafés, schooling, and healthcare services. The area is well connected via the A47, providing straightforward access to Norwich and King's Lynn.

The surrounding countryside offers a range of walking routes and green open spaces, making it well suited to those who enjoy a quieter setting with access to outdoor pursuits, while still remaining within convenient reach of key services and transport links.

Mill Street

Offering almost 4,000 sqft of highly versatile accommodation, this substantial home has been designed to provide generous living space alongside flexible sleeping arrangements, making it well suited to modern family life, multi-generational living, or those seeking space to work from home. The ground floor is centred around a substantial kitchen and breakfast room, fitted with oak cabinetry, granite work surfaces, a Falcon range cooker and integrated appliances, creating a practical yet well-designed space for both everyday living and entertaining.



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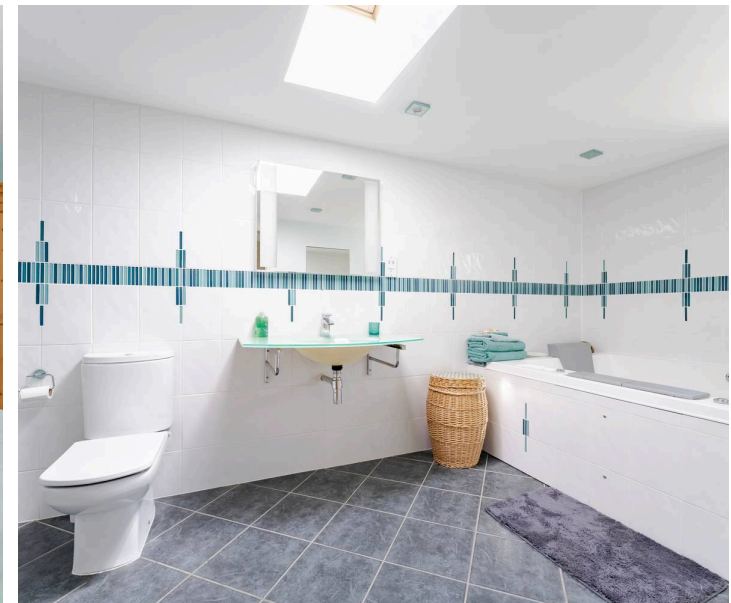
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From here, the layout flows into a generous open-plan living and dining area, where a double-sided log burner provides a focal point between the spaces. Sliding doors open directly onto the garden, drawing in natural light and creating a seamless connection between the indoor and outdoor areas. A separate lounge offers an additional reception space, while the snug provides flexibility for a variety of uses.

The accommodation is both spacious and versatile, with two double bedrooms located on the ground floor alongside a family bathroom, separate WC and utility room. The principal bedroom occupies part of the first floor and benefits from a walk-in wardrobe and en suite wet room. In addition to the main house, the detached annexe and substantial loft room above the garage provide further bedroom accommodation or flexible space for guests, multi-generational living, home working or hobbies, depending on individual requirements.

Externally, the grounds have been thoughtfully arranged to provide a range of usable spaces. A south facing courtyard offers a private, non overlooked area for seating and outdoor dining, complemented by established gardens and open lawn areas. The plot extends to approximately half an acre and is fully enclosed, providing both privacy and security.



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Further enhancing the property is a detached triple garage, equipped with electric doors, three phase power supply and a working two post vehicle lift, alongside a fully insulated workshop space, making it particularly well suited to those requiring additional storage or workspace. The property also benefits from a private borehole water supply, installed in 2008, and a Klargester treatment plant serving three properties.

In addition, a separate studio space has been fully excavated and prepared in line with building regulations, with plumbing and underfloor heating provisions already in place, offering clear potential for further development subject to requirements.

Agents Notes

Freehold, connected to mains electricity, borehole water supply and septic tank.

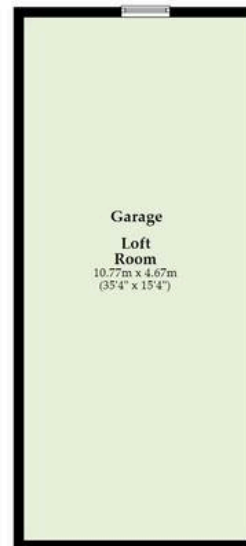
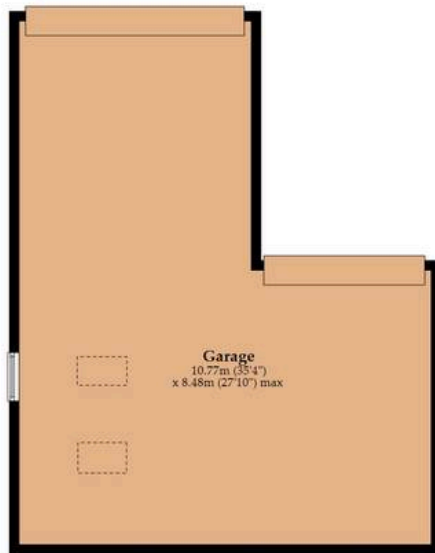
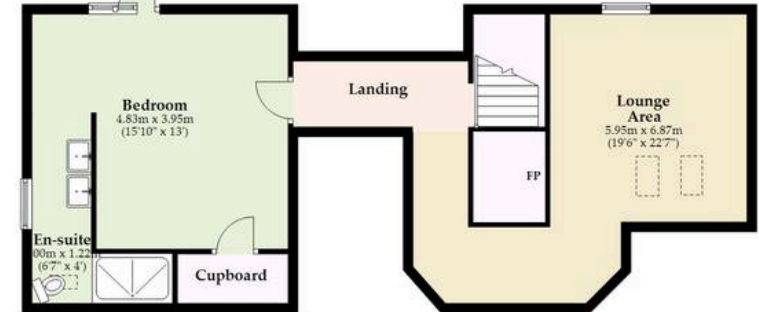
Council tax band - E



Ground Floor
Approx. 301.3 sq. metres (3243.2 sq. feet)



First Floor
Approx. 69.7 sq. metres (749.9 sq. feet)



Total area: approx. 371.0 sq. metres (3993.0 sq. feet)

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