



46 Panxworth Road, South Walsham
Norwich



Minors & Brady

46 Panxworth Road

South Walsham, Norwich

Introducing a successful 5-star Airbnb or an impressive substantial private residence, this six-bedroom South Walsham barn offers over 5,200 sqft of characterful, flexible living in a wonderfully private countryside setting. Surrounded by rolling fields yet only minutes from Norwich and the Norfolk coast, it combines rural calm with excellent connectivity. The property centres around a beautifully landscaped courtyard and features expansive reception rooms, a 32-ft garden room, vaulted ceilings, exposed beams and generous bedroom accommodation. Its long private driveway, extensive parking, carport and well-kept grounds further enhance its appeal. Already a proven income-generating holiday home for up to twelve guests, it also presents clear scope for extension, reconfiguration or full modernisation, making it a rare opportunity to secure a large, versatile and well-positioned barn with both lifestyle and long-term potential.

Agents Notes

Freehold

Connected to mains water, electricity and drainage.

Oil central heating.

Furniture is available by separate negotiation, offering the opportunity for a seamless transition for those wishing to continue the holiday-let business.



M&B

46 Panxworth Road

South Walsham, Norwich

South Walsham

Panxworth Road offers a calm, lived-in corner of North Walsham, but with the kind of everyday convenience and nearby characterful spots that make the area appealing for anyone wanting a balanced lifestyle. You've got the essentials close by, Sainsbury's and Lidl for groceries, cafés and independents in the town centre, and schools such as Millfield Primary and North Walsham High within easy reach. The setting itself is residential and green, with footpaths, quiet lanes and quick routes out into the countryside.

Just beyond North Walsham, you've got a run of small villages and market towns that add a lot of day-to-day texture: Mundesley for the beach and clifftop walks, Coltishall for riverside pubs, Aylsham for its weekly market, and Wroxham as the gateway to the Broads. All are close enough for spontaneous trips, coffee, a walk, a farm shop run, or a slow Sunday lunch.

Norwich is around 15 minutes away, giving you access to the city's theatres, galleries, restaurants, the Lanes, and bigger retail without having to live in the middle of it. Norwich Airport adds easy regional travel, and North Walsham Station provides direct trains to London Liverpool Street, Norwich and the coast. The beaches are roughly 30 minutes away, so a quick after-work swim or weekend walk is very doable.

Overall, Panxworth Road suits someone who wants a quieter base with real variety nearby, coast, countryside, independent shops, good transport, and a city close enough to dip into whenever you want.



M&B

46 Panxworth Road

South Walsham, Norwich

A Country Barn of Rare Scale and Serenity

Approached along a private driveway and set discreetly behind wooden gates, this exceptional six-bedroom barn in South Walsham offers a rare combination of rural tranquillity, architectural character and expansive living space. Its position, surrounded by rolling Norfolk fields and open skies, creates an immediate sense of calm, an atmosphere that deepens as the sweeping lawns and mature hedging reveal themselves. The approach is both understated and impressive, a quiet prelude to the scale and privacy that define the property.

Just fifteen minutes from the historic city of Norwich and half an hour from the celebrated Norfolk coastline, the barn occupies a privileged location: deeply rural in feel, yet effortlessly connected. It is a home that allows its owners to step between worlds, between countryside stillness and city culture, between coastal escapes and the comfort of home.

For many years, the residence has been lovingly maintained and sensitively improved by the current owners, who previously lived here before transforming it into a highly successful 5-star Airbnb. Today, it continues to generate a strong and steady income, welcoming up to twelve guests across six bedrooms and four bathrooms. For those seeking a substantial private residence, the barn offers over 5,200 sqft of versatile accommodation, with clear potential for further development, extension or full modernisation, subject to the necessary consents.



46 Panxworth Road

South Walsham, Norwich

This is a property with presence, privacy and possibility, an expansive country home with a warm, lived-in character and a setting that feels deeply rooted in the Norfolk landscape.

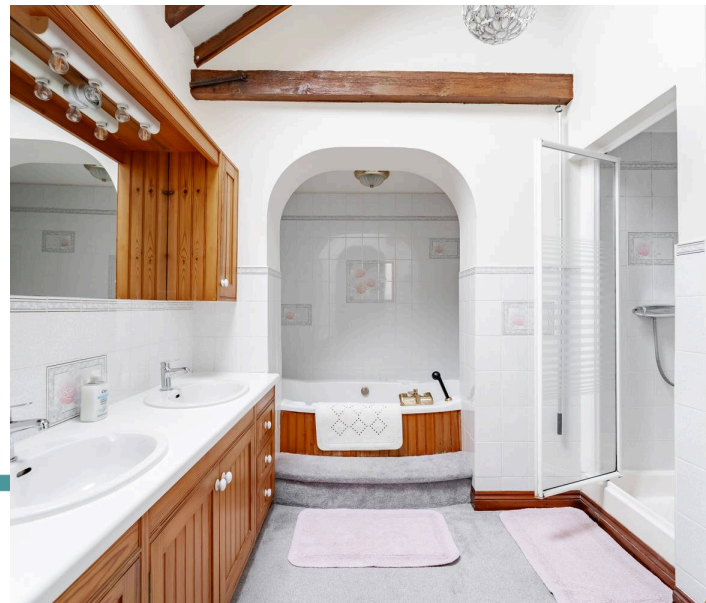
A Barn With Heritage At Its Heart

The barn is arranged around a central courtyard, a traditional layout that brings both symmetry and a sense of enclosure. From the moment you step into the grand entrance hall, the building's heritage is unmistakable. Vaulted ceilings with exposed beams, original brick fireplaces and tiled flooring all speak to the barn's agricultural past, while the generous proportions and natural light give it a contemporary ease.

The entrance hall itself is a welcoming, open space, bright, airy and perfectly suited to the scale of the home. A cloakroom and store room sit discreetly to one side, ensuring the hall remains uncluttered and elegant. From here, the barn unfolds in two distinct directions, each offering its own atmosphere and purpose.

Living Spaces Designed For Gathering

To the right of the entrance hall, double doors open into an extraordinary 43-foot reception room, a space that immediately conveys the barn's scale. With its vaulted ceiling, exposed beams and substantial brick fireplace, it is a room designed for both celebration and everyday living. Large enough to host significant gatherings yet warm enough for quiet evenings, it is a space that adapts effortlessly to the rhythm of life.



M&B

46 Panxworth Road

South Walsham, Norwich

Whether used as a formal sitting room, a games room, or a multi-purpose family space, its proportions allow for complete flexibility. The atmosphere is one of openness and comfort, with the architecture always taking centre stage.

Dining With A View To The Courtyard

To the left of the entrance hall lies the 22ft dining room, currently arranged with a large dining table that easily accommodates extended family and guests. French doors open directly onto the courtyard, allowing the room to transform during the warmer months into an indoor-outdoor entertaining space. Morning light pours in, making it equally suited to relaxed breakfasts as to evening dinners.

This room forms a natural link between the more formal areas of the barn and the open-plan kitchen and living space beyond.

The Heart Of The Home

The open-plan kitchen/living/dining area is the true centre of the home, a space where daily life unfolds with ease. A brick fireplace with a wood-burning stove anchors the room, while two sets of French doors open onto the courtyard, drawing in natural light and creating a seamless connection to the outdoors.

The farmhouse-style kitchen is fitted with a range of cabinetry and integrated appliances, including a double oven, microwave, hob set within the central island, fridge/freezer and under-counter spaces for additional appliances. A separate utility room provides further storage and laundry facilities, keeping the main kitchen beautifully uncluttered.

M&B



46 Panxworth Road

South Walsham, Norwich

This is a space designed for conversation, cooking and connection, where family and friends naturally gather.

A Garden Room Of Exceptional Scale

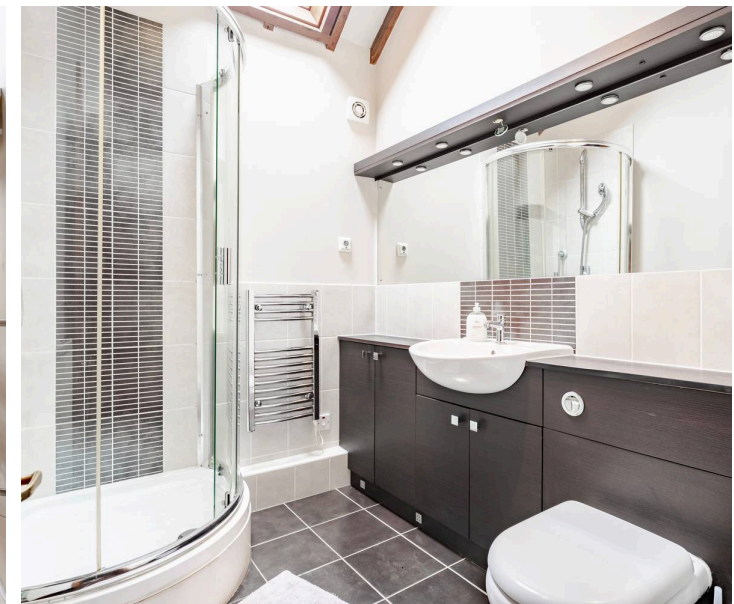
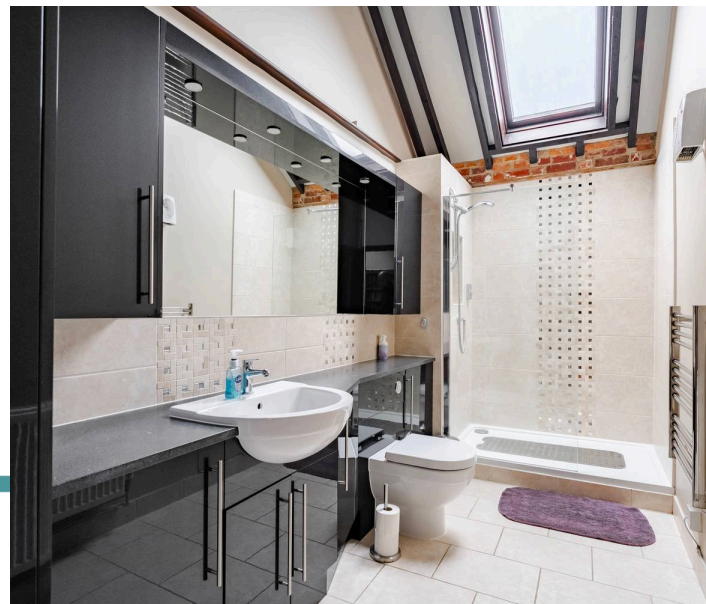
One of the barn's most striking features is the 32-foot garden room, a dramatic space defined by its vaulted ceiling and floor-to-ceiling windows. French doors open once again to the courtyard, allowing the room to function as an extension of the outdoor space. Whether used as a second reception room, a studio, a playroom or a place to simply sit and enjoy the changing seasons, it is a room that elevates the entire property.

The light here is extraordinary. The architecture frames the courtyard like a living artwork, with every season offering a new palette of colour and texture. A cloakroom and store room sit conveniently nearby, particularly useful when the property is run as a holiday let.

Private & Peaceful Sleeping Quarters

A long, wide hallway leads to the sleeping quarters, creating a sense of separation between the social spaces and the private rooms. The barn offers six double bedrooms, each with its own character and outlook. The arrangement of rooms, some configured as doubles, others as twins or singles, reflects the property's current use as a high-end holiday home, though the layout would translate seamlessly to residential living.

Built-in storage and wardrobes feature throughout, ensuring the rooms remain uncluttered and restful.



M&B



M&B

46 Panxworth Road

South Walsham, Norwich

Built-in storage and wardrobes feature throughout, ensuring the rooms remain uncluttered and restful.

The principal bedroom is a standout space, with French doors opening directly onto the courtyard, an elegant touch that allows morning light to flood the room. The en-suite bathroom is generously proportioned, featuring a jacuzzi bathtub, separate shower cubicle, twin sinks and WC.

The remaining bedrooms are served by two further bathrooms, both fitted with modern, clean-lined suites. Their placement along the hallway ensures easy access for all rooms, whether the barn is used as a family home or as guest accommodation.

The Courtyard

At the centre of the property lies the beautifully landscaped courtyard, a sheltered and intimate outdoor space that feels both private and expansive. With seating for up to twelve people, a lawned area, established planting and a hot tub (available by separate negotiation), it is a natural extension of the barn's living spaces.

Every set of French doors opens into this courtyard, creating a circular flow that is ideal for entertaining. Whether hosting summer gatherings, enjoying quiet mornings with a coffee, or relaxing under the stars, the courtyard is a defining feature of the home, an outdoor room in its own right.



46 Panxworth Road

South Walsham, Norwich

Grounds, Parking & Practicality

The grounds surrounding the barn are generous and beautifully maintained. The sweeping front lawns, framed by tall hedging and mature trees, offer complete privacy from the outside world. The sense of space is palpable, with the countryside stretching out beyond the boundaries of the property.

Ample off-road parking ensures convenience for both residents and guests, while the carport and adjoining store provide sheltered parking and practical storage for outdoor equipment, tools or workshop use.

A Lifestyle Defined By Space, Privacy And Connection

This is a home that offers the best of Norfolk living: the peace of the countryside, the convenience of Norwich, and the allure of the coastline all within easy reach. Its architecture is rich with character, its spaces generous and adaptable, and its setting deeply private.

Whether as a family home, a multi-generational retreat, a business opportunity or a combination of all three, the barn stands ready for its next chapter.



M&B

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		61
(39-54)	E	41	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Ground Floor
Approx. 489.2 sq. metres (5266.0 sq. feet)



Total area: approx. 489.2 sq. metres (5266.0 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other areas 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 PlanIt3D



Dreaming of this home? Let's make it a *reality*.



Meet *Abi*
Branch Partner



Meet *Karol*
Property Lister



Meet *Claire*
Aftersales Team Leader

Minors & Brady
Your home, our market



wroxham@minorsandbrady.co.uk



01603 783088



6 Church Road, Wroxham, Norwich, NR12 8UG

BURY ST. EDMUNDS | CAISTER-ON-SEA | DEREHAM | DISS | NORWICH | OULTON BROAD | WROXHAM



How can we support

- ✓ Residential Mortgages
- ✓ Protection & Insurance
- ✓ Buy-to-let (personal and limited company)



Matt Waters
Director and
Principal



Victoria Payne
Mortgage and
Protection Advisor

Offering you quick and professional mortgage advice every step of the way.

T: 01603 210378
E: enquiries@norfolk-mortgages.co.uk