



Pottles Barn Ferry Road, Surlingham

Norwich



Minors & Brady

A rare countryside lifestyle opportunity with established holiday income, breathtaking rural surroundings, and exceptional versatility, all set within one of Broadland's most desirable villages. Pottles Barn is a beautifully presented detached barn conversion accompanied by two successful self-contained holiday lets, creating the perfect blend of family living and business potential. Surrounded by peaceful gardens and far-reaching views towards the River Yare, the property enjoys a wonderfully private setting designed for relaxation and entertaining alike. The accommodation is both spacious and flexible, offering eight bedrooms and a variety of welcoming living spaces full of warmth and character. Significant investment in sustainability, including solar panels and an air source heat pump, further enhances the home's long-term appeal. Positioned in the heart of sought-after Surlingham, with easy access to Norwich, the Norfolk Broads, riverside walks, and the coast, this is a truly special home offering an enviable Norfolk lifestyle.

- Exceptional detached barn conversion with two established holiday lets
- Peacefully positioned within the sought-after Broadland village of Surlingham
- Approx. half-acre plot (STMS) with beautifully maintained gardens and countryside views
- Stunning outlook towards open farmland and the River Yare
- Versatile eight-bedroom accommodation ideal for multi-generational living
- Character-filled interiors combining warmth, charm, and practicality
- Successful income-generating cottage and luxury woodland-style retreat
- Extensive shingle driveway with ample parking and double garage
- Energy-efficient upgrades including solar panels and air source heat pump
- Easy access to Norwich, the Norfolk Broads, riverside walks, and Norfolk coastline





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Pottles Barn Ferry Road

Surlingham, Norwich

The Location

Situated in the sought-after village of Surlingham, this location offers a peaceful rural setting with a strong community feel, while remaining well connected to nearby amenities. The village is known for its surrounding countryside and access to the Norfolk Broads, with nearby walking routes, open fields, and riverside pubs providing plenty of outdoor appeal. Everyday essentials can be found in neighbouring villages, while the historic city of Norwich is within easy reach, offering a wide range of shopping, dining, schooling, and transport links, including a mainline rail service to London. The area is particularly popular with those who enjoy outdoor pursuits, with opportunities for boating, cycling, and nature walks close by. Despite its village setting, there is convenient access to main road links, making commuting and travel to surrounding towns straightforward.

Ferry Road, Sturlingham

Occupying a wonderfully private position within the highly desirable Broadland village of Surlingham, Pottles Barn is a truly special countryside home offering exceptional versatility, beautifully maintained grounds, and two successful self-contained holiday lets, all surrounded by the peaceful beauty of the Norfolk landscape.

From the moment you arrive, the property has an immediate sense of warmth, space, and escape. Set behind a five-bar timber gate and approached via an extensive shingle driveway, the setting feels wonderfully secluded while still remaining within easy reach of Norwich, the A47, the Norfolk Broads, and the coastline.



Pottles Barn Ferry Road

Surlingham, Norwich

The grounds are a particular highlight, extending to approximately half an acre and carefully designed to create an atmosphere of calm and relaxation. Sweeping lawns, mature trees, established planting, and a variety of thoughtfully positioned seating areas provide the perfect backdrop for entertaining, outdoor dining, or simply enjoying the far-reaching countryside views stretching towards the River Yare.

The principal barn conversion has been lovingly enhanced over time and now offers beautifully balanced accommodation that effortlessly combines character, comfort, and practicality. Rich in charm throughout, the home showcases all the qualities buyers hope to find in a barn conversion, including generous proportions, a welcoming feel, and versatile living spaces suited to both family life and entertaining.

At the heart of the home, the main lounge provides an inviting retreat with its bay window and feature fireplace creating a cosy focal point during the colder months, while natural light pours through the property year-round. A separate dining room offers an ideal setting for family gatherings and dinner parties, while the kitchen/breakfast room has been designed for both everyday living and social occasions, providing a wonderfully sociable atmosphere where family and guests naturally gather.

The bedroom accommodation is exceptionally flexible, making the property perfectly suited to larger families, those seeking multi-generational living, or buyers requiring adaptable guest accommodation and home-working space. Several bedrooms benefit from en-suite facilities, while the additional bathroom and wet room provide excellent practicality for busy households and visiting guests alike. The first-floor bedrooms add further versatility and enjoy a peaceful, tucked-away feel that complements the relaxed nature of the home.



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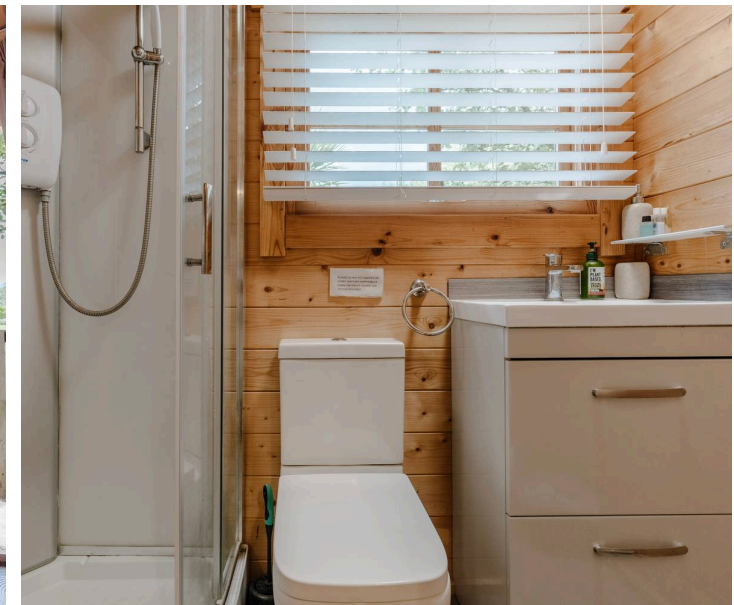
Surlingham, Norwich

One of the most exciting aspects of Pottles Barn is the inclusion of two beautifully presented self-contained holiday lets, both of which currently provide an established income stream and add enormous lifestyle and business appeal to the property.

Pottles Cottage is full of charm and character, offering attractive open-plan living with a comfortable sitting and dining area flowing into the kitchen space, alongside a generous double bedroom with en-suite shower room. Perfectly suited to holiday accommodation, guest use, or independent living for family members, it offers fantastic flexibility depending on a purchaser's requirements.

Equally impressive is Pottles Retreat, an incredibly charming open-plan log cabin designed to offer a cosy countryside getaway for two. Tucked beautifully within the grounds, it provides a peaceful and private setting that guests are naturally drawn to, particularly those looking to explore the Norfolk Broads, riverside walks, and surrounding villages. Both holiday lets complement the main residence perfectly and create a rare opportunity to enjoy countryside living while benefiting from an already established hospitality business.

The current owners have also invested significantly in improving the property's sustainability and efficiency, including the installation of solar panels and an air source heat pump. These thoughtful improvements not only enhance environmental performance but also contribute towards long-term running efficiency, adding further appeal to an already impressive home.



Pottles Barn Ferry Road

Surlingham, Norwich

Surlingham itself continues to be regarded as one of Norfolk's most sought-after village locations, celebrated for its strong community spirit, beautiful riverside surroundings, and excellent access to outdoor pursuits. The village is particularly popular with walkers, cyclists, and nature lovers thanks to direct access to the Wherryman's Way and National Cycle Route 1, while local amenities include a well-regarded primary school, farm shop, café, patisserie, and two traditional riverside pubs.

Properties combining this level of charm, flexibility, income potential, and idyllic countryside setting rarely come to market. Pottles Barn offers not just a home, but an enviable lifestyle opportunity in one of Norfolk's most picturesque and desirable locations.

Agents Note

This property will be sold freehold and connected to mains water, electricity, air-source heat pump and drainage.

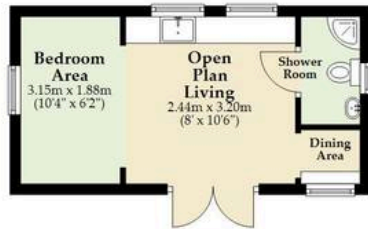


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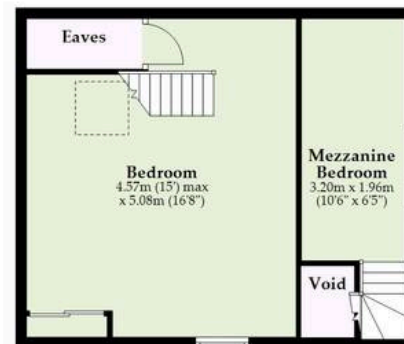
Ground Floor
Approx. 302.4 sq. metres (3254.8 sq. feet)



Holiday Lodge
Approx. 17.9 sq. metres (192.3 sq. feet)



First Floor
Approx. 37.1 sq. metres (399.7 sq. feet)



Total area: approx. 357.4 sq. metres (3846.8 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 Plan!p.



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