



Poppyland Barn Church Road, Reedham
Minors & Brady



A hidden Reedham treasure where soaring ceilings, timeless character and beautifully private gardens come together to create something truly special. Offered with no onward chain, this tucked-away home surprises at every turn, delivering an abundance of space, charm and individuality. The stunning sitting room is the centrepiece of the property, featuring a dramatic brick fireplace with log burner, exposed beams and a mezzanine above that accentuates the incredible sense of height. Equally impressive is the beautiful wooden kitchen/dining room, where a traditional red AGA takes pride of place as the heart of the home. A wonderful garden room with full-height glazing draws the outside in, enjoying verdant views and direct access to the secluded gardens beyond. With four generously sized bedrooms, excellent bathroom facilities, off-road parking and a superb blend of lawned and terraced outdoor spaces, this is an unexpected gem that must be seen to be fully appreciated.

- Enchanting tucked-away setting offering a wonderful sense of peace and seclusion
- No onward chain, allowing buyers the opportunity to move with ease
- Character-filled home showcasing a wealth of original charm and architectural interest
- Remarkable living spaces enhanced by vaulted ceilings and striking internal proportions
- Sociable farmhouse-style kitchen perfectly designed for everyday living and entertaining
- Light-filled garden room creating a seamless connection between house and garden
- Flexible four-bedroom layout with generous accommodation across two floors
- Beautifully established gardens featuring private lawned spaces and sunny terraces
- Off-road parking and a rare feeling of privacy whilst remaining within the village setting

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The Location

The property enjoys a delightful position within the highly regarded village of Reedham, a picturesque Norfolk Broads destination renowned for its tranquil surroundings, riverside setting and strong sense of community. Surrounded by beautiful countryside and open skies, the village offers a peaceful way of life while remaining well connected to larger towns and cities.

Reedham is particularly popular with those who enjoy the outdoors, with an abundance of walking routes, cycling opportunities and waterside paths nearby. The River Yare plays a central role in village life, providing a scenic backdrop and opportunities to enjoy the area's rich wildlife, boating heritage and ever-changing landscape throughout the seasons.

Despite its rural appeal, the village benefits from a range of everyday amenities, including a well-regarded primary school, local shops, public houses and a train station offering direct services to Norwich and Lowestoft. The station makes Reedham an attractive choice for those seeking village living without feeling isolated.

Adding to the village's unique character is the historic Reedham Ferry, one of the country's few remaining chain ferries, which continues to operate across the River Yare and serves as a well-known local landmark. Residents and visitors alike enjoy the village's welcoming atmosphere, waterside pubs and strong community spirit, with a variety of local events and activities taking place throughout the year.

The nearby city of Norwich can be reached by both road and rail, providing access to extensive shopping, dining, entertainment and employment opportunities, while the stunning Norfolk coastline and Norfolk Broads National Park are both within easy reach. Combining rural charm, excellent transport links and beautiful natural surroundings, Reedham remains one of Norfolk's most desirable village locations.

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Poppyland Barn Church Road

Reedham, Norwich

Church Road, Reedham

Hidden away in one of Reedham's most peaceful and secluded settings, Poppyland Barn is the very definition of a hidden gem. Bursting with character at every turn, this remarkable detached home combines impressive ceiling heights, exposed beams and striking architectural features to create a home that feels both wonderfully unique and incredibly welcoming.

From the moment you arrive, there is a sense that this is somewhere special. Discreetly positioned and enjoying a tucked-away setting, the property reveals itself gradually, offering a surprising amount of space, charm and privacy both inside and out.

At the heart of the home lies the magnificent kitchen/dining room, a superb entertaining space where a beautiful handcrafted-style wooden kitchen provides warmth and character in abundance. Taking pride of place is the traditional red AGA, creating a true focal point and serving as the beating heart of this exceptional home.

The generous proportions of the room allow ample space for dining and gathering with family and friends, whilst the characterful finishes perfectly complement the property's heritage feel.

The stunning sitting room is undoubtedly one of the home's most impressive spaces. Rich in character and enhanced by soaring ceilings, exposed beams and a striking brick fireplace that rises dramatically through the room, it offers an immediate sense of scale and grandeur.



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Poppyland Barn Church Road

Reedham, Norwich

A cosy log burner sits beneath, creating a wonderful focal point and the perfect place to relax during cooler months.

Above, a mezzanine feature further enhances the feeling of height and space, drawing the eye upwards and showcasing the property's unique architectural design.

Flowing beautifully from the sitting room is the delightful garden room, another outstanding feature of the home. Bathed in natural light, this lovely space benefits from full-height glazing to the rear, allowing uninterrupted views of the surrounding greenery whilst creating a seamless connection with the garden beyond. With its impressive ceiling height and tranquil outlook, it provides the perfect place to sit and enjoy every season.

The accommodation is both versatile and generously proportioned, with four excellent-sized bedrooms arranged across two levels. The ground floor offers three spacious bedrooms alongside well-appointed bathroom facilities, whilst the first floor provides a further substantial bedroom with en-suite facilities.

The first-floor landing is far more than a simple passageway. Designed in a mezzanine style, it overlooks the impressive spaces below whilst creating a useful area ideal for a study, reading corner or home-working space.



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Poppyland Barn Church Road

Reedham, Norwich

Throughout the home, the recurring themes of height, character and individuality are ever-present. Exposed beams, vaulted ceilings and thoughtful architectural details combine to create a property that stands apart from the ordinary.

Outside, the gardens provide a private oasis, carefully arranged to offer both lawned and terraced areas perfect for entertaining, relaxing or simply enjoying the peaceful surroundings. Mature planting and established greenery enhance the feeling of privacy, creating a secluded haven rarely found.

Further benefits include off-road parking, a utility room, generous storage and the significant advantage of being offered for sale with no onward chain.

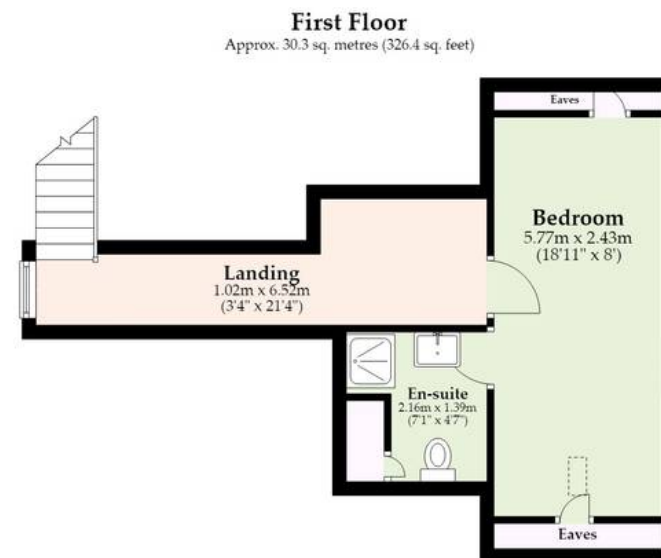
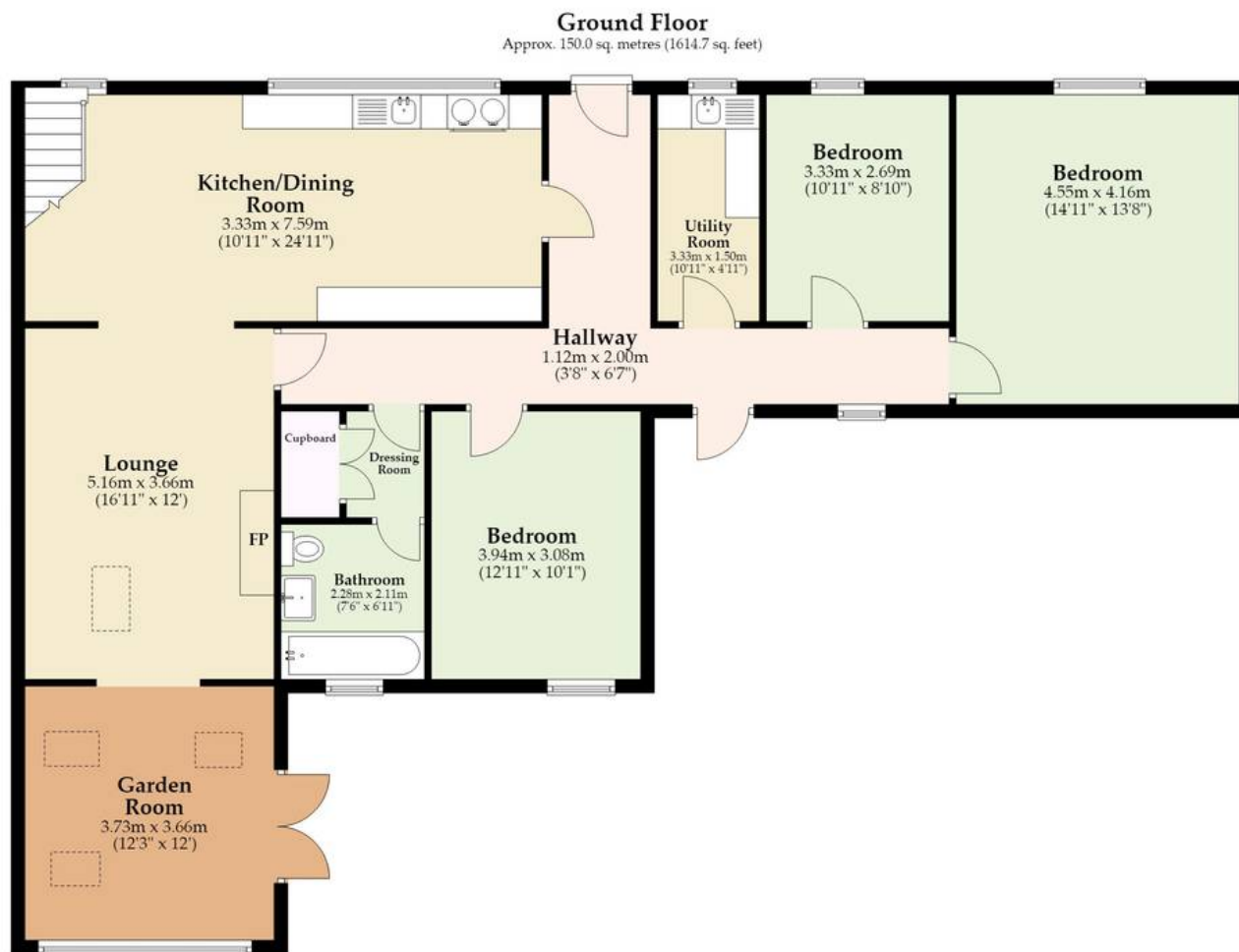
A truly unexpected treasure in Reedham, Poppyland Barn is a home filled with warmth, character and impressive architectural features, where soaring spaces and beautiful original charm combine to create somewhere genuinely special.

Agent's Note

This property will be sold freehold and connected to oil-fired heating, mains water, electricity and drainage.



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Total area: approx. 180.3 sq. metres (1941.1 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 PlanUp.

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