



Tithe Barn Back Lane, Rollesby
Minors & Brady



Character, craftsmanship and countryside views come together beautifully in this exceptional Grade II Listed barn conversion. Occupying a picturesque semi-rural setting with uninterrupted field views to the front, the property offers an impressive blend of original features and modern comforts, enhanced by a re-thatched roof completed circa 2021. A magnificent open-plan living space with exposed beams and an inglenook fireplace forms the heart of the home, while a spacious kitchen and dining room is perfectly designed for everyday living and entertaining. Three double bedrooms are complemented by a contemporary ground floor shower room and a stylish principal suite with en-suite facilities. Outside, beautifully maintained gardens wrap around the property, alongside a private courtyard garden ideal for relaxing and outdoor dining. A sweeping driveway, extensive parking and a detached double garage complete this truly special home.

- Exceptional Grade II Listed barn conversion rich in character
- Glorious countryside setting with far-reaching views across open fields
- Stunning vaulted reception space showcasing exposed timbers and original brickwork
- Impressive inglenook fireplace with a cast iron wood-burning stove at its heart
- Spacious open-plan kitchen and dining room designed for modern living and entertaining
- Three beautifully proportioned double bedrooms offering flexible family accommodation
- Elegant principal suite featuring bespoke storage and a contemporary en-suite bathroom
- Mature wrap-around gardens and secluded courtyard providing beautiful outdoor living spaces
- Sweeping driveway, extensive parking and detached double garage completing the lifestyle appeal

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Tithe Barn Back Lane

The Location

Rollesby is a village celebrated for its strong sense of community and its enviable position beside the Norfolk Broads. Jenny Wren forms part of an exclusive, thoughtfully planned development that offers privacy while remaining reassuringly connected, an ideal choice for those who value a peaceful setting with effortless access to everyday amenities. The surrounding landscape blends open countryside, wide skies and the shimmering Rollesby Broad, creating a setting that feels both distinctive and uplifting.

Everyday conveniences are close at hand. The Tesco Superstore in Caister-on-Sea, along with Lidl and Sainsbury's in Great Yarmouth, provide excellent choice, while local farm shops offer fresh Norfolk produce and artisan goods.

The area is well served for education, with Rollesby Primary School within the village and Filby Primary School and Flegg High Ormiston Academy in nearby Martham offering further options.

Transport connections are reliable and convenient. Regular bus routes link Rollesby with Great Yarmouth, Martham and Norwich, while the A149 provides smooth access across the Broads and towards the coast. Norwich's rail services place London and the Midlands within comfortable reach.

The coastline is delightfully close, with the sandy beaches of Caister-on-Sea, Hemsby and Winterton around 15 minutes away. At the same time, the surrounding countryside and waterways offer exceptional opportunities for walking, boating, cycling and wildlife watching. It is a location that brings together the best of village life, coastal living and the natural beauty of the Norfolk landscape.

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Tithe Barn Back Lane

Rollesby, Great Yarmouth

Back Lane, Rollesby

Enjoying far-reaching views across rolling countryside, this exceptional Grade II Listed barn conversion combines remarkable character with impressive living space in a highly desirable semi-rural setting. Beautifully maintained and thoughtfully updated, the property showcases a wealth of original features throughout, while a re-thatched roof completed circa 2021 provides both peace of mind and undeniable kerb appeal. Offering generous and highly versatile accommodation, this is a home perfectly suited to those seeking a unique lifestyle property that effortlessly balances historic charm with modern comfort.

From the moment you arrive, the sense of space and charm is immediately apparent. A sweeping shingle driveway leads through mature gardens to the front of the property, where ample parking is available alongside a detached double garage with additional storage. The attractive frontage, framed by established planting and uninterrupted countryside views beyond, creates a wonderful first impression.

Stepping inside, a welcoming entrance lobby sets the tone for the accommodation beyond, introducing the beautiful blend of traditional materials and quality finishes found throughout. Solid wood flooring, exposed timberwork and oak internal doors feature prominently, enhancing the property's warm and characterful atmosphere.



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Tithe Barn Back Lane

Rollesby, Great Yarmouth

The heart of the home is undoubtedly the magnificent open-plan living space. Rich in architectural detail, this remarkable room is defined by its exposed beams, vaulted ceilings and attractive brickwork, all of which celebrate the building's agricultural heritage. The layout offers exceptional flexibility, allowing for a variety of seating and entertaining areas, while the impressive inglenook fireplace with cast iron wood-burning stove provides a stunning focal point and creates a cosy retreat during the colder months. French doors open directly to the courtyard garden, seamlessly connecting indoor and outdoor living.

Flowing naturally from the principal reception space is a delightful garden room, a peaceful area bathed in natural light and perfectly positioned to enjoy views across the surrounding gardens. Whether utilised as a reading room, creative space or additional sitting area, it offers valuable versatility to suit individual requirements.

The kitchen and dining room provide an equally impressive setting for everyday life and entertaining. Beautifully designed with an extensive range of storage solutions and generous work surfaces, the space balances practicality with character. A central island creates a sociable focal point, while ample space is available for formal dining and family gatherings. Large windows and French doors flood the room with natural light, creating a bright and welcoming environment throughout the day. The thoughtful design caters perfectly to modern living while remaining sympathetic to the property's heritage.



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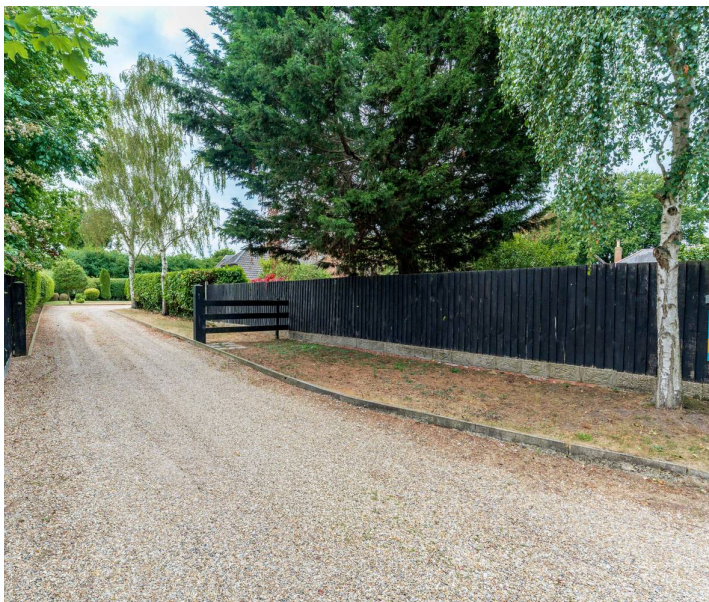
Rollesby, Great Yarmouth

The ground floor accommodation continues with two generously proportioned double bedrooms, each presented to an excellent standard and offering flexibility for guests, family members or multi-generational living. These rooms are served by a stylishly modernised shower room featuring contemporary fittings and a walk-in shower, while a separate WC adds further convenience. A practical utility room provides valuable additional storage and laundry facilities, helping to keep day-to-day life organised and uncluttered.

Ascending to the first floor, the principal bedroom enjoys a wonderful sense of privacy and character. Thoughtfully arranged to maximise the available space, the room benefits from bespoke storage solutions and attractive architectural features. The accompanying en-suite bathroom has been tastefully modernised and features a beautiful freestanding roll-top bath, creating a luxurious space in which to relax and unwind.

The first-floor landing has also been cleverly utilised as a versatile mezzanine area, currently serving as a home office overlooking the principal living space below. This flexible area could be adapted to suit a range of lifestyles, whether for home working, hobbies, reading or additional seating.

Outside, the property continues to impress with beautifully maintained gardens arranged around the barn. Lawned areas to the front and side provide attractive spaces to enjoy the surrounding countryside setting, while the enclosed rear courtyard garden offers a more private environment for relaxing and entertaining. A generous patio area provides the perfect spot for alfresco dining, while established planting adds both colour and interest throughout the seasons.

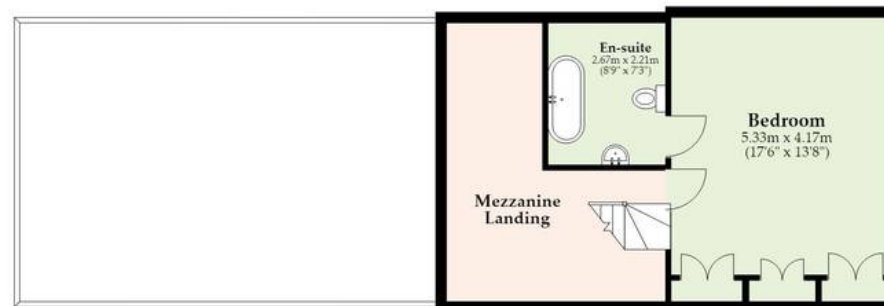


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Ground Floor
Approx. 209.6 sq. metres (2255.8 sq. feet)



First Floor
Approx. 44.3 sq. metres (476.4 sq. feet)
(excluding unnamed room)



Total area: approx. 253.8 sq. metres (2732.2 sq. feet)

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