



Nutkin Barn Yaxham Road, Dereham

Minors & Brady



Nutkin Barn Yaxham Road

Dereham

A truly captivating brick and flint barn conversion bursting with character, charm and beautifully presented living space. Nutkin Barn seamlessly blends period features with stylish modern finishes, creating a warm and inviting home that is unlike anything else on the market. At its heart is a stunning vaulted sitting room with exposed black beams, lofty ceilings and a characterful log burner, providing a wonderful focal point for everyday living. The property offers versatile accommodation extending to approximately 1,589 sq ft, including four generous bedrooms, a study, a contemporary kitchen and two well-appointed bath/shower rooms. Outside, a delightful courtyard-style garden wraps around the property, creating a private and sheltered setting with lawn and seating areas perfect for relaxing or entertaining.

- Stunning brick and flint barn conversion full of character and charm
- Impressive vaulted sitting room with exposed black beams
- Cosy log burner creating a wonderful focal point
- Stylish kitchen with white gloss units and Belfast sink
- Characterful interior complemented by modern contemporary finishes
- Four well-proportioned bedrooms offering flexible accommodation
- Separate study ideal for home working or hobbies
- Modern shower room and bathroom with freestanding bath
- Private courtyard-style garden with lawn and seating areas
- Approximately 1,589 sq ft of unique and beautifully presented living space





Nutkin Barn Yaxham Road

Dereham

The Location

Dereham is a thriving and well-connected market town in the heart of Norfolk, offering an excellent range of amenities and services that cater to day-to-day living. The town centre provides a diverse selection of independent shops, national retailers, supermarkets, cafés, restaurants and traditional pubs, creating a vibrant community atmosphere.

Residents also benefit from a range of healthcare facilities, including doctors' surgeries, dental practices and pharmacies, alongside a leisure centre, cinema and various recreational clubs.

The town is particularly popular with families thanks to its selection of schooling options covering all age groups, while a variety of parks, green spaces and nearby countryside walks offer excellent opportunities for outdoor recreation. Dereham's historic character, combined with its modern conveniences, makes it an attractive place to live for a wide range of buyers.

For commuters, Dereham enjoys convenient access to the A47, providing direct routes to both Norwich and King's Lynn. Norwich, with its extensive shopping, dining, cultural attractions and mainline rail links, is approximately 16 miles to the east, making Dereham a practical choice for those seeking a balance between town and country living.





Nutkin Barn Yaxham Road

Dereham

Yaxham Road, Dereham

Occupying a wonderfully individual setting and showcasing an exceptional blend of character and contemporary style, Nutkin Barn is a truly special barn conversion that must be viewed to be fully appreciated. Beautiful brick and flint elevations give an immediate sense of charm, while the carefully curated interior has been designed to celebrate the building's heritage without compromising on modern comfort.

At the heart of the home lies a magnificent vaulted sitting room, an impressive space filled with warmth and personality. Exposed black beams draw the eye upwards to the soaring ceiling, creating a striking sense of volume, while the log burner provides a cosy focal point for relaxing evenings. Soft yellow walls enhance the natural light and bring a welcoming warmth to the room, creating an atmosphere that is both uplifting and inviting.

Flowing from the reception space, the kitchen offers a stylish contrast to the traditional character found throughout much of the property. Sleek white gloss units are complemented by brick accent details, combining contemporary design with barn conversion charm.

A Belfast sink adds a timeless touch, while the thoughtful layout provides practicality for everyday living and entertaining alike.



M&B



Nutkin Barn Yaxham Road

The accommodation is both versatile and generously proportioned. There are four well-sized bedrooms, each offering comfortable and flexible space for family life or visiting guests. A separate study provides an ideal environment for home working, hobbies or quiet reading. The home is further served by a modern shower room and a beautifully appointed bathroom featuring a freestanding bath, perfect for unwinding after a long day.

One of Nutkin Barn's most enchanting features is the courtyard-style garden. Almost embraced by the property itself, the outdoor space enjoys a wonderfully private and sheltered feel. Combining lawned areas with attractive seating spaces, it creates a peaceful setting for al fresco dining, entertaining friends or simply enjoying the surroundings throughout the seasons.

Extending to approximately 1,589 sq ft (stms), this remarkable conversion offers an abundance of character, quirky architectural features and spacious accommodation throughout. Rarely does a home so successfully combine rustic charm with contemporary styling, making Nutkin Barn a standout opportunity for buyers seeking something truly unique within easy reach of Dereham's excellent amenities.

Agent's Note

This property is being sold with freehold tenure and is connected to mains water and electricity, oil-fired central heating, and a shared septic tank.

The vendor contributes towards the annual maintenance costs associated with the shared septic tank, including periodic emptying and servicing of the drainage system.



M&B

Ground Floor
Approx. 147.6 sq. metres (1589.0 sq. feet)



Total area: approx. 147.6 sq. metres (1589.0 sq. feet)

M&B

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.

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



Meet *Kyle*
Branch Manager



Meet *Aysegul*
Aftersales Progressor



Meet *Curtis*
Listings Director

Minors & Brady
Your home, our market



dereham@minorsandbrady.co.uk



01362 700820



9a Market Place, Dereham, NR19 2AW

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