



St. Peters Barn Tunstead Road, Hoveton

Minors & Brady



St. Peters Barn Tunstead Road

Hoveton, Norwich

A truly striking barn conversion dating back to 1818, blending timeless character with contemporary comfort in a sought-after semi-rural setting. Offering over 2,100 sqft of beautifully presented accommodation, St Peters Barn showcases an array of original features, including vaulted ceilings, exposed brickwork, bespoke oak joinery and impressive floor-to-ceiling glazing. The heart of the home is a stunning open-plan living and dining space, complemented by a quality fitted kitchen, utility room and four generous double bedrooms. A galleried landing overlooks the living area below, while the principal bedroom enjoys a private balcony and en-suite shower room. Surrounded by a wrap-around garden and complete with a detached garage, this unique residence combines space, character and convenience within walking distance of the town centre

- Stunning barn conversion dating back to 1818
- Over 2,100 sqft of beautifully presented accommodation
- Four generous double bedrooms
- Principal bedroom with en-suite shower room and private balcony
- Impressive open-plan lounge and dining area with vaulted ceiling
- Floor-to-ceiling glazing flooding the home with natural light
- Galleried landing overlooking the living space
- High-quality fitted kitchen with oak worktops and range cooker
- Ground floor underfloor heating (excluding ground floor bedroom)
- Wrap-around triple-aspect garden in a sought-after semi-rural setting

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The Location

Hoveton is a picturesque village set in the heart of the Norfolk Broads, widely regarded as one of the main gateways to this unique network of rivers and lakes. Sitting along the tranquil River Bure, the village attracts visitors year-round for boating, fishing, paddleboarding, and wildlife watching, with easy access to some of the Broads' most scenic stretches.

Closely connected to its neighbouring village Wroxham, just across the river, the two are often referred to collectively as “the capital of the Broads.”

One of the standout features of the village is Roys of Wroxham, a well-known and unusually extensive family-run retail group that includes a supermarket, department store, garden centre, and more. It's often described as “the world's largest village store” and serves as a major hub not just for tourists, but for the wider local community.

Hoveton also offers a mix of independent shops, cafés, pubs, and riverside businesses, giving it a lively yet relaxed atmosphere. Attractions such as Wroxham Barns provide artisan shopping, family-friendly activities, and local produce, while the Bure Valley Railway offers a charming narrow-gauge steam train journey through the countryside to Aylsham.

In terms of connectivity, Hoveton is particularly well positioned. It has its own railway station with direct links to Norwich, making it accessible without a car. For drivers, the nearby Norwich Northern Distributor Road (NDR) provides convenient road access around the city and connects to major routes such as the A47 and A140, making travel across Norfolk and beyond relatively straightforward.



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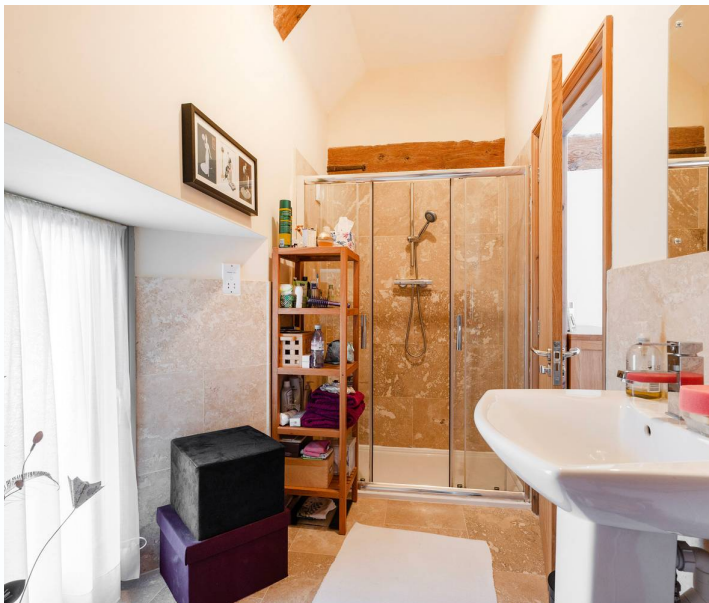
Hoveton, Norwich

St. Peters Barn, Hoveton

St Peters Barn is a truly unique four-bedroom barn conversion, dating back to 1818, seamlessly blending characterful period features with high-quality contemporary finishes. Extending to over 2,100 sqft, this remarkable home occupies a desirable semi-rural position whilst remaining within easy walking distance of the town centre and its amenities.

The property immediately impresses with its abundance of original features, including exposed red brick walls, vaulted ceilings with exposed timber beams, bespoke oak joinery and striking floor-to-ceiling glazed windows that bathe the interior in natural light. Oak flooring runs throughout the entrance hall, sitting room, dining area, kitchen and utility room, complemented by underfloor heating across the ground floor, with the exception of the ground floor bedroom.

At the heart of the home is the spectacular open-plan living space, incorporating a generous lounge and dining area beneath vaulted ceilings. The triple-aspect design and extensive glazing create a wonderfully light and airy atmosphere, whilst retaining all the warmth and charm expected from a historic barn conversion. The dining space flows effortlessly into the well-appointed kitchen, fitted with oak worktops, a range cooker and quality cabinetry. A separate utility room and cloakroom provide additional practicality.



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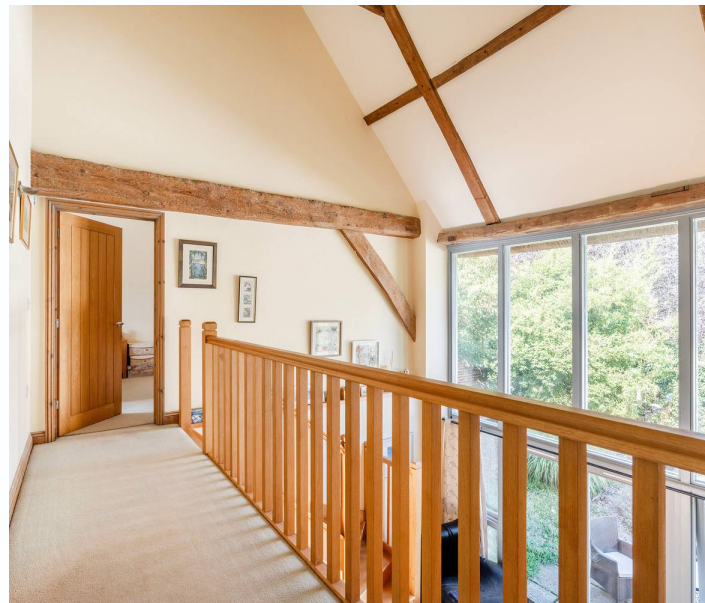
The versatile ground floor layout also includes a spacious double bedroom, ideal for guests, multi-generational living or those seeking predominantly single-level accommodation.

A bespoke oak staircase rises to the first floor, where a striking galleried landing overlooks the living area below. The principal bedroom benefits from a private balcony and en-suite shower room, providing a peaceful retreat. Two further double bedrooms are served by a well-appointed family bathroom.

Externally, the barn enjoys a wrap-around, triple-aspect garden, offering a variety of seating and entertaining areas whilst enhancing the property's sense of privacy and space. Completing the accommodation is a detached garage.

Agent's Note

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

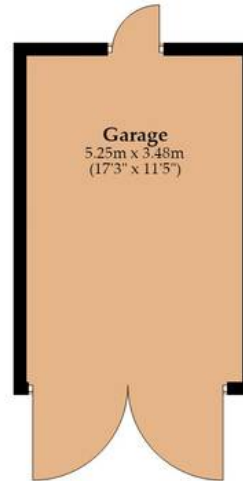


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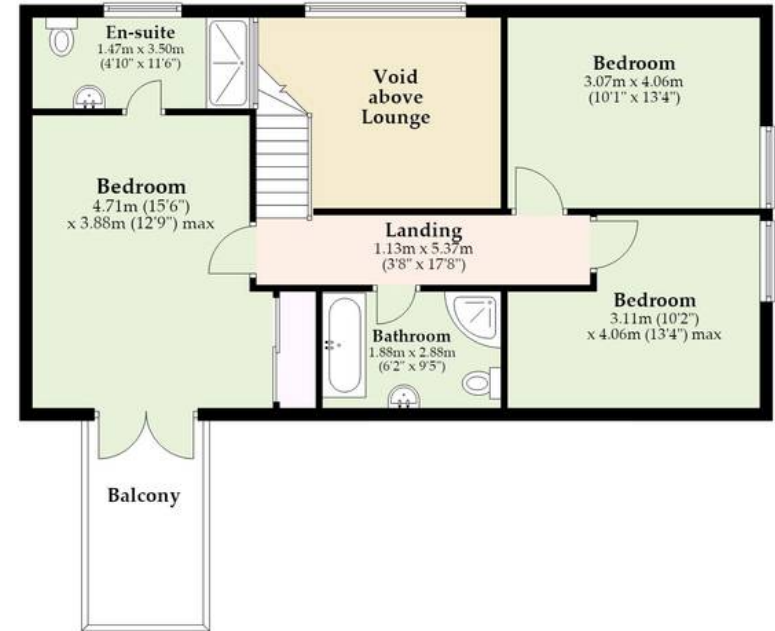
Ground Floor

Approx. 123.9 sq. metres (1333.6 sq. feet)



First Floor

Approx. 73.5 sq. metres (791.3 sq. feet)
(excluding Balcony)



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Total area: approx. 197.4 sq. metres (2124.9 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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