



THE TITHE BARN

SISLAND, NORFOLK, NR14 6EE



An outstanding attached barn conversion in a delightful rural position with highly versatile accommodation including two very well appointed self-contained annexes

The property comprises the major portion of a substantial converted tithe barn. The accommodation is well-presented throughout and has been enhanced by the current vendor to give an excellent layout and the utmost versatility. The drive meanders up from the road passing the detached cottage to a parking area to the rear of the barn.

The front door opens to a spacious entrance hall which leads to the principal accommodation to one side and a study, laundry room and large utility room to the other. The living space interconnects making it perfect for entertaining. At one end is a sitting room with feature fireplace and French doors to the patio. A door leads to a vaulted reception room that could be used for a variety of purposes. There is a door from here into one of the annexes making this accommodation able to be incorporated into the main house if required. Off the sitting room is charming snug that connects to the dining room. The double aspect kitchen is an impressive space at the heart of the property. One of the highlights of the house is the superb double aspect vaulted breakfast/

family room with glazing to one side. Accessed off the kitchen this makes for a superb homely living space. On the first floor are four double bedrooms, two of which have ensuites, plus a family bathroom. Each bedroom is vaulted with individual character.

Owl Barn is attached to the property and comprises an open-plan living room/kitchen, a double bedroom, wet room and a further w.c. It is considered that the linking reception room could be used as a second bedroom. Orchard Barn is detached and on the other side of the drive. It is all vaulted with a superb open plan living/dining/kitchen, two double bedrooms and a shower room. The vendor has used the cottages as successful holiday lets but they would work well for multi-generational living. Each annexe has its own garden area with additional covered seating.

The gardens form a wonderful setting to the property with sweeping lawns to either side of the drive with established trees and hedging. There is a delightful area off the breakfast room.



5-7



5-6



6



0.74  
acres



11  
miles



EPC

**The rear garden is enclosed and laid principally to lawn, bordered by mature hedging and has a kitchen garden area. Immediately to the rear of the property is a substantial and superb terrace area perfect for alfresco entertaining. It has the benefit of an external shower room which is perfect for a hot tub. Beyond the property to the front and rear is open countryside and a haven for wildlife.**

#### LOCATION

Sisland is a small village located in the county of Norfolk, England. It is situated approximately 10 miles south of Norwich and is surrounded by beautiful countryside. The village is home to a small population and has a rich history dating back to the 11th century. Sisland is known for its picturesque landscapes, historic buildings, and tranquil atmosphere.

One of the most notable landmarks in Sisland is the St. Mary's Church, which dates back to the 14th century. The church is a Grade II listed building and is known for its beautiful stained glass windows and intricate architecture.

Sisland is also home to a number of walking and cycling trails, which offer visitors the opportunity to explore the surrounding countryside. The village is located near the River Waveney, which is a popular spot for fishing and boating. Overall, Sisland is a charming village that offers visitors a glimpse into the rich history and natural beauty of Norfolk.

#### SERVICES

Main house benefits from oil fired central Heating. The annexes use LPG gas. The house is connected to a septic tank and both annexes share a Klargest. Mains water and electricity. Solar Panels with feed-in tariff plus EV Charger. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

#### LOCAL AUTHORITY

South Norfolk District Council and Tax Band F

#### ENERGY PERFORMANCE

The property has a D Rating Energy Performance Certificate.

Orchard Barn and Owl Barn both have an Energy Rating of C.

#### VIEWING

Viewings are strictly by prior appointment with the vendor's sole selling agents, Durrants. Please contact us on 01379 852217 or [harleston@durrants.com](mailto:harleston@durrants.com)





ORCHARD BARN



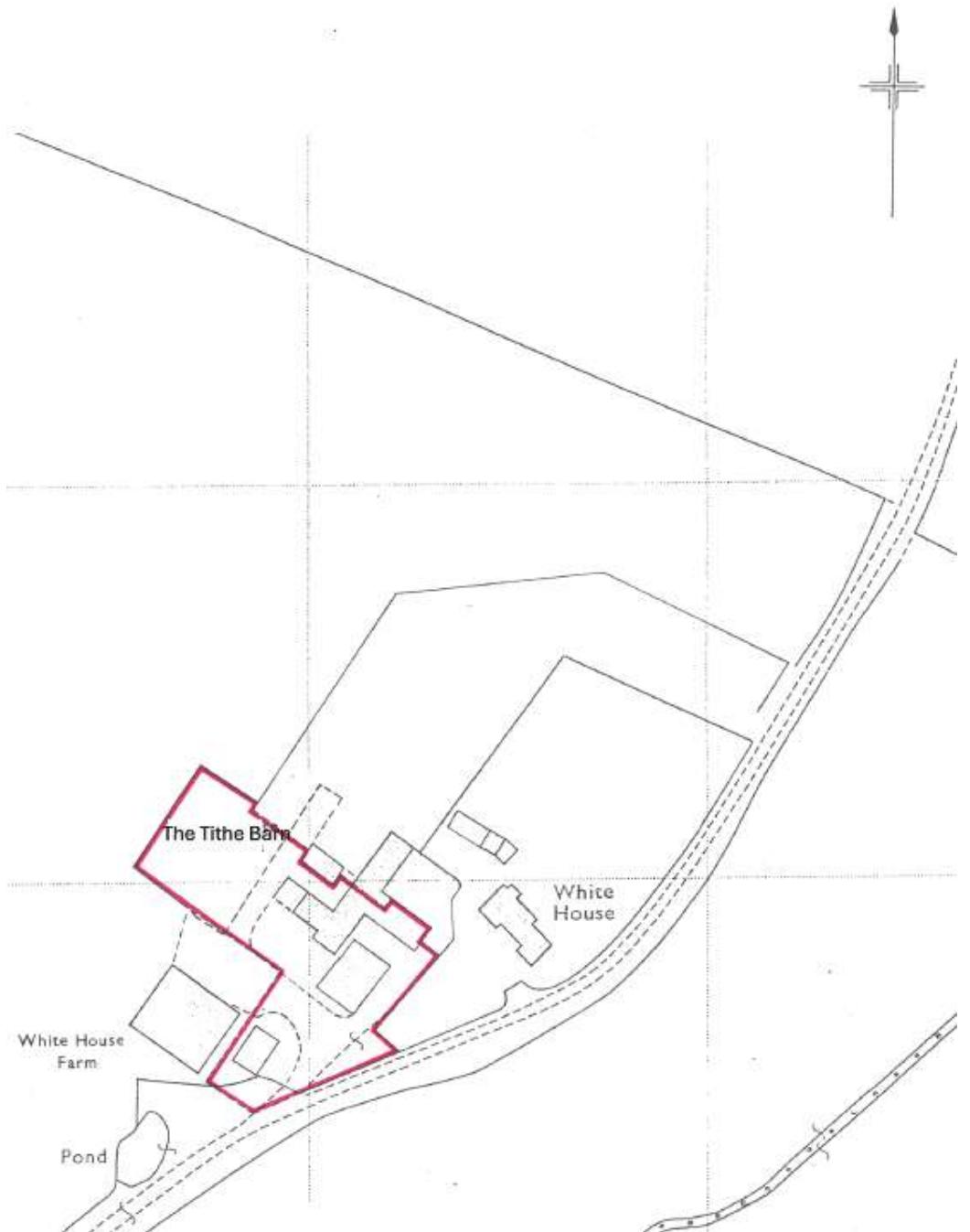


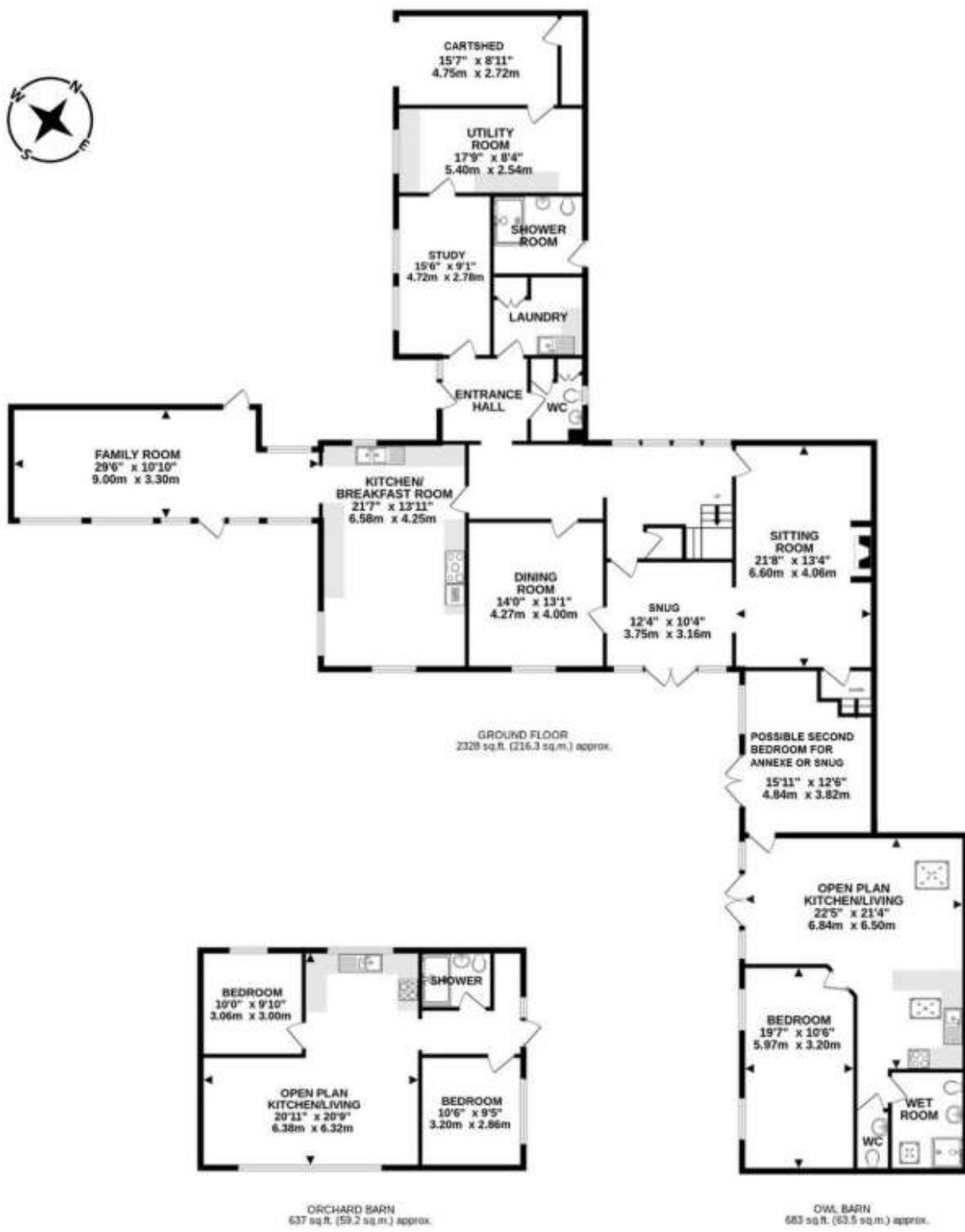






BOUNDARY PLAN





**FLOOR AREA - HOUSE (EXCLUDING HOLIDAY LETS & OUTBUILDINGS) : 3379 sq.ft. (314 sq.m.) approx.**

**FLOOR AREA - OWL BARN & ORCHARD BARN : 1320 sq.ft. (122.7 sq.m.) approx.**

**TOTAL FLOOR AREA : 5010 sq.ft. (465.5 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement.

This plan is for illustrative purposes only. [www.norfolkpropertyphotos.co.uk](http://www.norfolkpropertyphotos.co.uk)

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