



Golland House  
West Raynham | Norfolk | NR21 7ET

# BARN EXCELLENCE



Golland House is the last remaining property to be offered in a prestigious gated development of five exceptional barn conversions in West Raynham, possibly one of the prettiest Norfolk villages. This beautifully converted barn boasts a very spacious kitchen/diner which is open plan to a stunning reception room with the most amazing two-storey picture windows to front and rear. The property offers four double bedrooms (all with en suites) and a further study/bedroom. To the rear of the barn there is a landscaped walled garden offering plenty of space for your four-legged friends and al-fresco dining on the terrace, while to the front there is a cart-shed style double garage, which is half enclosed, and also ample parking for at least six vehicles. In a highly desirable setting with breath-taking views across the Raynham Estate, Golland House is the perfect family home or weekend retreat, with the potential to be an executive holiday let.











- A beautiful example of a Norfolk Barn Conversion in a stunning Rural Village setting
- Flexible accommodation to suit Multi-Generational Living and Homeworking
- Packed with character and modern, contemporary comforts
- Impressive Reception Hall, Open Plan Kitchen, Dining and Living Space, Utility Room
- Four/Five Bedrooms, 5th Bedroom/Home Office, Four En-Suites
- Gated Entrance, front and rear Gardens, Garage and Cart Lodge
- Total Accommodation extends to 2392sq.ft
- Energy Rating C

#### A Design for Living

“We build each of our homes as if we’re going to live there,” the developers said, and with an unwavering commitment to the highest levels of quality and design, they leapt at the opportunity to purchase the site, recognising the strengths of its location and the potential to repurpose the buildings standing on it. “It was a chance to acquire such a historic site in such a beautiful location,” they said. The developers have converted a total of five barns, with Golland House the last to be completed. They also negotiated the purchase of additional land to ensure better views from all the barns and a more open feel to the site.



Originally part of the West Raynham Estate, the barns have been used for farming and industry for the last two hundred years and are situated in a conservation area which safeguards the beauty and countryside around the complex. “We wanted to stay true to a Norfolk barn whilst bringing it into the 21st century with an industrial and modern feel to the conversions,” the developers said. In its setting next to open farmland, Golland House is the last property to be finished in the grouping, offering four double bedrooms, each with en suite, and a further study/bedroom, and on the ground floor an amazing open-plan living space in the form of sitting room and kitchen/diner with bespoke units.

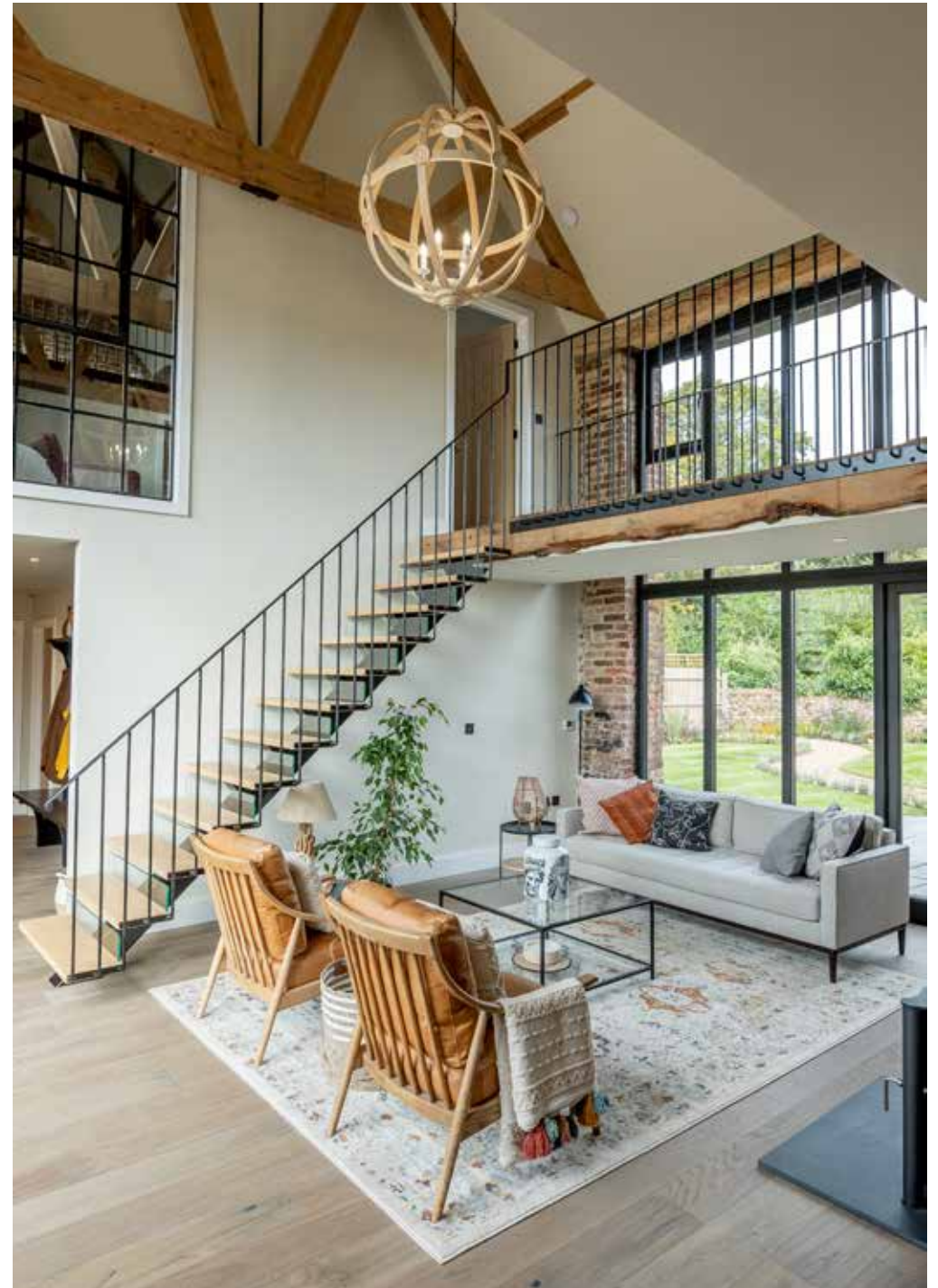


### Outside

Access to the property is via a short shared drive, and outside there is a detached garage with an adjoining covered area, ample parking on the shingled drive for several vehicles, and an enclosed garden to the rear. "We made sure there is a manageable outdoor space, complete with parking and garaging for a modern family," the developers explained.

### Historic Village

With its origins going back to before the Domesday survey in 1086, West Raynham is a small rural village surrounded by the peace and quiet of the North West Norfolk countryside, and offers a village hall. It is approximately six miles by road from the nearby market town of Fakenham where everyday essentials are available from a range of independent shops and supermarkets, and also a modern GPs surgery, cinema and other attractions. The spectacular North Norfolk coast with its celebrated beaches is a short drive away with Burnham Market and Wells-Next-The-Sea at fifteen miles and the Beach at Old Hunstanton at nineteen miles.





























TOTAL FLOOR AREA : 2392 sq.ft. (222.2 sq.m.) approx.

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.

Made with Metropix ©2021



Agents notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. \* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent. Printed





### On the Doorstep

West Raynham is a delightful, unspoilt village not far from the market town of Fakenham and an ideal base from which to reach one of the UK's most beautiful coastlines, together with its pretty villages, bustling market towns, secluded sandy beaches and acres of wonderful countryside. The nearby village of East Rudham offers everyday shopping facilities, including a post office/village stores, award winning public house, butchers shop, kitchen shop, garage, interiors shop and church.

### How Far is it to ....?

West Raynham lies approximately 5 miles-south west of the market town of Fakenham and in broader terms lies around 30 miles north west of the Cathedral City of Norwich and just over 20 miles east of Kings Lynn. The sandy beaches of the North Norfolk coast are just around 10 miles away, with Wells next the Sea (13.6 miles), Hunstanton (17.9 miles) and Cromer around (27 miles). There are excellent rail links from Norwich to London (in just one hour 50 minutes in peak time) and there is also a mainline connection from Kings Lynn to London (in around 96 minutes). Norwich's International Airport is only about a 45 minute drive with London Stansted Airport around 90 minutes.



### Services

Air Source Heat Pump, Underfloor Heating, Electric  
 North Norfolk District Council  
 The Property is Freehold



Fine & Country Fakenham Office  
 1 Bridge Street, Fakenham  
 01328 854190

Score	Energy rating	Current	Potential
92+	A		93   A
81-91	B		
69-80	C	79   c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



# FINE & COUNTRY

---

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, Russia, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

THE FINE & COUNTRY  
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit [fineandcountry.com/uk/foundation](https://fineandcountry.com/uk/foundation)

Fine & Country Fakenham  
1 Bridge Street, Fakenham, Norfolk NR21 9AG  
01328 854190 | [fakenham@fineandcountry.com](mailto:fakenham@fineandcountry.com)

