

SOWERBYS

Norfolk Property Specialists



Turnip House

Home Farm Rise, Weybourne, NR25 7SP

Guide Price £650,000



Viewing by appointment with our
Holt Office 01263 710777 or holt@sowerbys.com



TURNIP HOUSE

'Turnip House' is an exquisite, three bedroom coastal residence created from a traditional brick and flint barn. Rarely do you find such an elegant and discerning finish within a barn in such a prime, coastal location. Lavish interiors integrate effortlessly with the charm of a traditional Norfolk barn to provide a genuinely unique slice of Weybourne's rich coastal heritage. What makes this barn particularly special is that it retains all the wonderful character of this period property whilst embracing the comforts and efficiencies of modern life. The present owners originally chose this property due to its enviable coastal position after a long campaign to find the dream north Norfolk bolthole. A full and detailed renovation project ensued with the assistance of local craftsmen, a meticulous eye for detail and considerable flair 'Turnip House' offers the perfect turn-key solution.

The balanced and generously proportioned accommodation is set over two floors, extending to an impressive 1,255 sq. ft, and briefly comprises; A sumptuous open plan living area that cleverly incorporates a lounge space, dining area and kitchen. This impressive space is filled with light thanks to its triple aspect and a vaulted and beamed, double height ceiling. Exposed brick and flint wall panels sit either side of a charming fireplace that is fitted with a wood burner and provides a cosy environment for the lounge area, and a window seat allows you to sit and look out over the courtyard garden. A dining space cleverly dissects the kitchen and lounge and caters easily for six guests. The kitchen features a comprehensive range of timeless 'Shaker' cabinets that are dressed with indulgent, marble worktops and a butler style sink.

Off the main living area, a discreet door opens to reveal an internal hall that provides access to two individual double bedrooms that are served by a luxurious bath/shower room which also has a large utility cupboard housing a washer dryer and shelving. A turning staircase from the living area rises elegantly to a wonderful galleried landing that enjoys views over the ground floor space. The landing extends on one side to create a delightful study area that commands sea glimpses and could also serve as an occasional bedroom space if desired. The first floor accommodation is completed by a sumptuous principal bedroom. This special room makes the most of the barn's unique architecture with a vaulted and beamed ceiling, and is complemented by a luxurious en-suite bathroom.

Stepping outside 'Turnip House' the quality and consistency continues with a delightful courtyard garden to front that is ideal for outside entertaining. This pretty area is neatly landscaped, enclosed by private gates and enjoys a sheltered and discreet feeling that is perfect for alfresco dining. To the rear of the barn is a more practical outside space that provides off secure, off-street parking options, houses the oil tank, drying area and storage space.

'Turnip House' commands the perfect coastal position in the delightful and highly sought-after north Norfolk village of Weybourne, close to the stunning and rugged heritage coastline, yet convenient for the towns of Holt and Sheringham. The 'picture postcard' coastal village of Weybourne features an excellent gastro pub and delicatessen just a few yards away and the property is just a three minute walk from the stunning beach and coastal path.



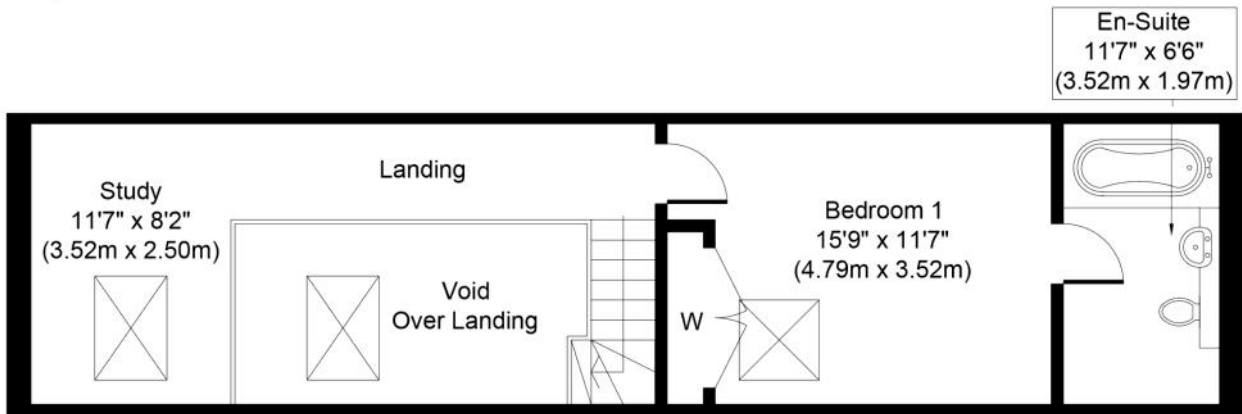
KEY FEATURES

- Exquisite Brick and Flint Barn Conversion
- Three Bedrooms
- Principal En-Suite and Family Bathroom
- Fabulous Open Plan Living Space
- High Specification Kitchen
- Superb Galleried Landing Providing a Study Space
- Beautiful Character Features
- Stunning Coastal Location
- Landscaped Courtyard Garden and Separate Practical Outdoor Space
- Off Road Parking

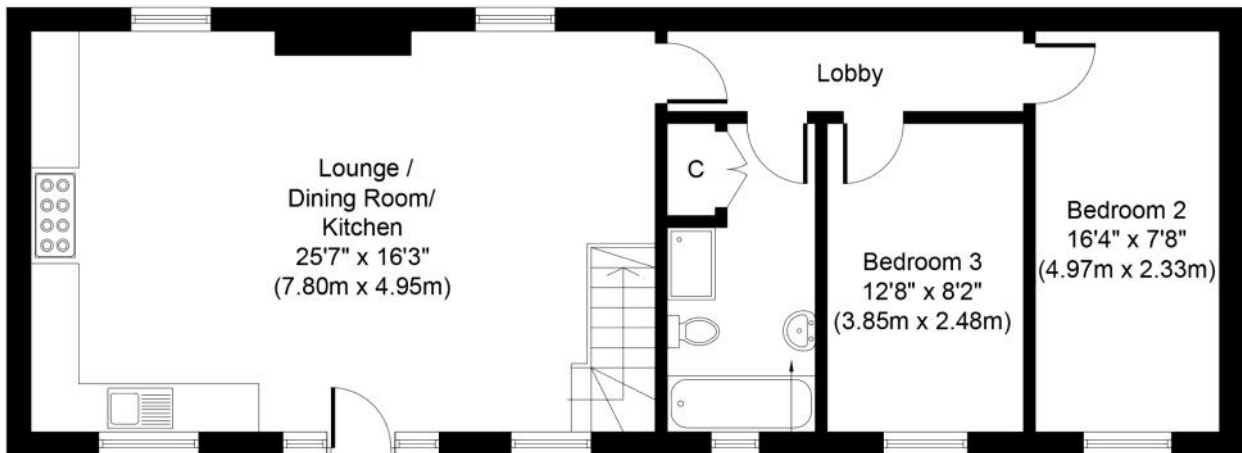








First Floor
Approximate Floor Area
(Excluding Void)
455 Sq. ft.
(42.3 Sq. m.)



Ground Floor
Approximate Floor Area
800 Sq. ft.
(74.3 Sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

WEYBOURNE

Weybourne is an unspoilt coastal village with attractive brick and flint houses, as well as many former farm buildings which have been converted into superb private houses. The village has its own general store with post office. There is also The Ship pub which has good food and drink. The beach road is close by and gives access to the shingle beach with great walks. The old Georgian town of Holt and the coastal town of Sheringham are close, both have a wide range of shops, restaurants and schools.

SERVICES CONNECTED

Mains electricity, water and drainage. Oil fired central heating. Broadband and satellite connected.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

D. Ref:- 0479-3812-7015-2800-2635

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

Viewing by appointment with our Holt Office:
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