



THE STORY OF

# Cuckoo Barn

*Hindringham, Norfolk*

SOWERBYS



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# Cuckoo Barn

Blakeney Road, Hindringham,  
NR21 0BU

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Luxurious and Spacious Barn Conversion

Three/Four Bedrooms

Immaculately Presented Throughout

High End Finish

Remarkable 0.75 Acre Plot (stms)

Highly Desirable Location

Easy Reach of Coast and Holt

Exclusive Setting

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“An idyllic home within the countryside.”

Enjoying a discreet and idyllic setting within an exclusive and highly desired collection of handsome Norfolk barn conversions, this noteworthy home boasts over 2,000 sq.ft. of immaculately presented accommodation offering luxury, drama and character in equal measure. The blissful location provides easy access to rolling countryside as well as close proximity to the very best of the Norfolk coastline and the popular market town of Holt.

The sprawling ground floor is dominated by the striking central sitting room

enjoying all the drama of the vaulted ceiling, exposed flint, galleried landing and splendid central exposed brick fireplace. From here, the eye is drawn to the expansive rear garden by a stunning oak framed garden room providing an elegant reception adorned with panoramic views of the 0.75 acre plot (stms). The kitchen is semi open-plan to this space, retaining good definition for a practical and functional space whilst not losing sight of the sociable and modern layout of this home.





“The garden room is amongst the best spots in the home, morning or evening it’s a special place to take it all in.”





In line with the excellent versatility of this home, the opulent principal bedroom is found on the ground floor. Extraordinary volume is achieved via the vaulted ceiling. The walk-in wardrobe and lavish en-suite ensure luxury is found at every turn.

A further guest bedroom is also found on the ground floor; a generous double with an en-suite bathroom, which is also accessible from the kitchen.

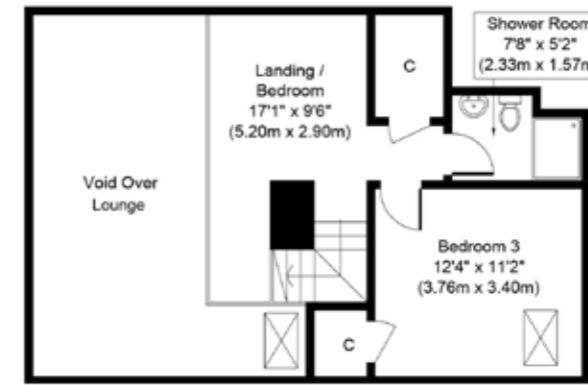
The large galleried landing/mezzanine makes for a wonderful space to enjoy all the drama of the high ceilings, currently serving as a fourth bedroom but equally well suited to a study or library area. Yet another generous double room is found on the first floor. Both are well-served by the central family shower room.



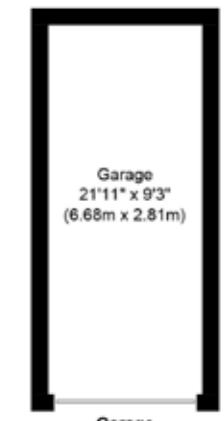
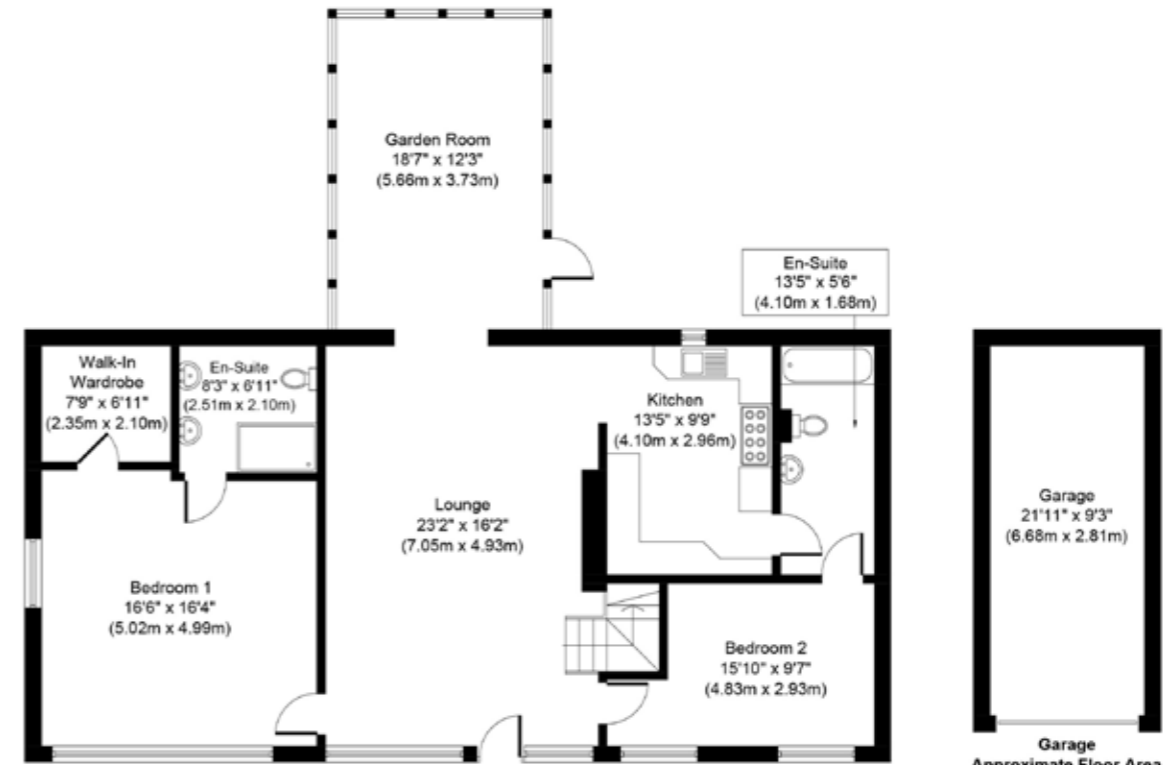
Amongst the most noteworthy features of this fine home is the plot in which it sits. A remarkable 0.75 acres (stms) is occupied mostly by an expansive and well-tended lawn bordered by mature heading with excellent features including a decked dining terrace wrapping around the garden room as well as off road parking complemented by a garage to the front.

“It’s beautifully tranquil and there’s so much space to enjoy.”





**First Floor**  
Approximate Floor Area  
(Excluding Void Over Lounge)  
406 Sq. ft.  
(37.7 Sq. m.)



**Ground Floor**  
Approximate Floor Area  
1419 Sq. ft.  
(131.8 Sq. m.)

**Garage**  
Approximate Floor Area  
202 Sq. ft.  
(18.8 Sq. m.)  
(Not Shown In Actual  
Location / Orientation)

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.

ALL THE REASONS



# Hindringham

IN NORFOLK  
IS THE PLACE TO CALL HOME



A small rural village, not far from the unspoilt north Norfolk coast. St Martin Parish Church sits within the village of Hindringham and dates back to the 14th century, standing prominent behind a long line of flint cottages. There is also a village hall and a Primary School.

Hindringham Hall is a beautiful moated manor house with a brick and flint exterior and dates back to the Tudor period. The current owners have developed the gardens over the past 30 years and you can now visit the Café, listen to the birdsong and enjoy the various tranquil gardens between the months of April and October, when the gardens open to the public.

Within easy reach is the Thursford Collection of steam engines and funfair rides with its wonderful Christmas Spectacular Show - the largest of its kind in England.

The north Norfolk coast, with its many miles of beaches and salt marshes, is also nearby. Hindringham is situated midway between the busy historic market town of Fakenham with its many amenities and National Hunt Racecourse, and the lovely Georgian town of Holt, where a strong sense of community thrives among the proud residents and local businesses of Holt, with many independent shops that add vibrancy to the Georgian town centre.

With a traditional butcher, fishmonger and greengrocer, the town even has its own department store and food hall, Bakers and Larners, a local landmark which has been run by the same family since 1770.

Life moves at a leisurely pace in Holt, and there are plenty of places to idle over a coffee or bite to eat. Believed to be the oldest house in town, Byfords deli and café is a central landmark and fabulous place to stop and watch the world go by. On the edge of town is the eponymous Gresham's school.



Cuckoo Barn



## SERVICES CONNECTED

Mains water, electricity and drainage. LPG Central heating.

## COUNCIL TAX

The property is currently unbanded due to serving as a holiday let. This will be re-assessed at the point of sale.

## ENERGY EFFICIENCY RATING

D. Ref:- 8332-6021-9200-0625-0202

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.

## TENURE

Freehold.

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# SOWERBYS



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