



THE STORY OF

Random Harvest

East Barsham, Norfolk

SOWERBYS

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Random Harvest

West Barsham Road, East Barsham, Norfolk
NR21 0AR



- Discreetly Located
- Detached Bungalow
- Modernised Kitchen and Bathroom
- Cosy Sitting/Dining Room
- Two Double Bedrooms
- Utility Room
- Well Stocked Gardens
- Single Detached Garage/Workshop
- Stunning Views
- Chain Free



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“A cosy and manageable home.”

Travelling from the market town of Fakenham into the village of East Barsham, home to the historic East Barsham Manor where Henry VIII is reputed to have stayed, turn left before the church onto a peaceful country lane and you will find Random Harvest.

Surrounded by countryside, and with the River Stiffkey running through the village, there are abundant walks on the

doorstep, ideal for when you want to get away from it all.

The pristine front garden is made special by its post and rope detail and well stocked borders. The drive runs to the side of the property down to the single pitch and tiled detached garage.

Life here would certainly offer tranquillity alongside its fabulous views.



The property has been beautifully modernised and is in excellent decorative order. The sitting room has been made cosy with the installation of a multi-fuel stove and the bathroom is warmed by its oil-filled towel rail.



The rare beauty of the property is its location, nestled in its plot overlooking rolling countryside to both front and rear aspects. The views and the wildlife to the rear are stunning, especially when you are sat on the decked area, overshadowed by the charming brick and flint wall.

“A whole world away from the hustle and bustle of daily life...”



This is a home with space to grow, with two double bedrooms for guests or family. The inspiration and innovation could continue for those buyers looking to extend, subject to all necessary consents.

Our vendor was ‘blown away when she first saw the garden and the views’.

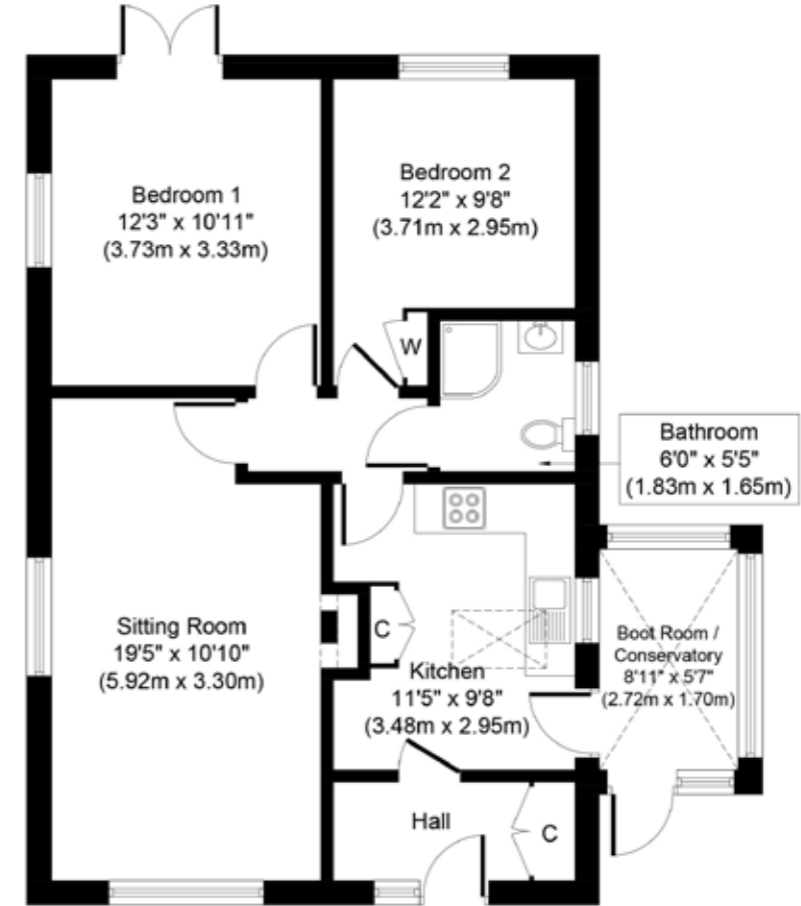
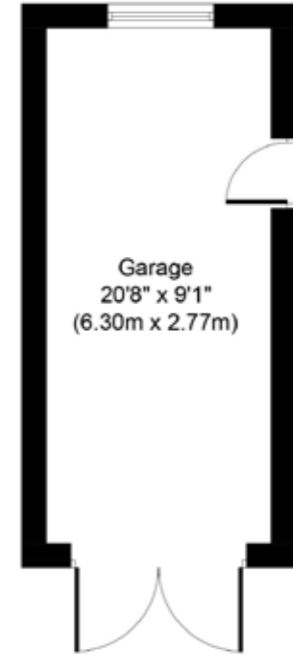
Outside or in this is a home which offers sanctuary and time to rest, a whole world away from the hustle and bustle of daily life...



“The countryside views to the front and rear are simply wonderful.”



Garage
Approximate Floor Area
186 Sq. ft.
(17.3 Sq. m.)
(Not Shown In Actual
Location / Orientation)



Ground Floor
Approximate Floor Area
733 Sq. ft.

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.

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ALL THE REASONS



East Barsham

IN NORFOLK
IS THE PLACE TO CALL HOME



One of four settlements within the parish of Barsham, East Barsham is 3 miles north of the town of Fakenham. It's home to East Barsham Manor, an important work of Tudor architecture, built between 1520 and 1530 for Sir Henry Fermor, and noted for its ornate brickwork and 'exuberance of chimneys'. Henry VIII is believed to have stayed at the house many times when visiting the shrine at nearby Walsingham.

Cosy 17th century country pub The Barsham Arms is well known for its home cooked meals created using local produce.

The market town of Fakenham is easily reached, and offers a good range of day-to-

day amenities. Historic Norwich is about 27 miles away, with excellent shopping, nightlife and cultural attractions, as well as Norwich International Airport. Conveniently positioned, Barsham is on the bus route between Fakenham and Wells-next-the-Sea, and the nearest railway station is at Sheringham for the Bittern Line which runs between Sheringham, Cromer and Norwich.

For days out closer to home, the north Norfolk coast is a designated Area of Outstanding Natural Beauty, and provides endless coastal and countryside walks, sites for birdwatching, and quaint villages to explore. The traditional seaside town of Wells-next-the-Sea is just 7 miles away and is incredibly popular with visitors and locals alike.



Countryside views to the rear of the property



SERVICES CONNECTED

Mains electricity and water. Drainage to septic tank. Oil fired central heating. Broadband connected.

COUNCIL TAX

The property is not rated for council tax as it's been used as a holiday let.

ENERGY EFFICIENCY RATING

D. Ref:- 4290-1318-0522-0224-3923

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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