



THE STORY OF

Heath Barn House

Fakenham, Norfolk

SOWERBYS

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Heath Barn House

Norwich Road, Fakenham, Norfolk
NR21 8LZ

Beautifully Presented Barn Conversion

Reception Hall

Open Plan Kitchen/Living Room

Three Bedrooms to the Ground Floor

Principal Bedroom Suite to First Floor

Stunning Views From the First Floor Sitting Room

Ground Floor Studio and Cloakroom

Character Features Throughout

Attached Workshop

Mediterranean-Style Courtyard and Garden

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“Country living suits us. We have lived here for 20 years and we’re genuinely sad to be leaving this home.”

The conversion of Heath Barn House 20 years ago, has been a labour of love for our vendors and they have enjoyed welcoming friends and family over the years.

The property oozes charm and character throughout and they would tell you themselves: “the light is phenomenal.”

The home has been lovingly converted and added to. Formerly cow sheds, and

a dairy, it retains many of the features you would expect of a barn, including its beams, vaulted ceilings, oak doors, flagstone floors and a stunning flint wall in the downstairs sitting room.

Seeking a slower pace of life, our vendors returned to Norfolk, knowing they still had easy access into London from both Norwich and King’s Lynn, always feeling great to be back home where country living suits them.

The barn's garden room enables the doors to be open in the spring and summer, using the Mediterranean-style courtyard as another room, entertaining with barbecues and lighting a fire-pit to enable the conversations to continue into the night.



An upstairs lounge allows the passage of the seasons to be observed with the open views. The light plays a big role in the enjoyment of the property, over the trees particularly.



The layout is contemporary. The home has an open plan living and kitchen space where dining in the kitchen, when the temperature drops, beside the Aga cooker is a welcoming gesture. The use too of bedrooms to the ground floor allows a principal suite to be used on its own on the first floor.



“We have loved so much about living here, from the location to home itself.”





“The light outside on the trees is amazing. The view from the lounge window is stunning.”





The studio is served by its own cloakroom and being attached to the workshop, provides maximum space for those working remotely. However, someone could, if desired, convert this to a self-contained annexe, subject to all necessary consents.

The proximity to so many dog walking territories, not least the North Norfolk beaches, along with being able to sail and fish in peaceful, ideal getaway places, away from the pressures of work, have formed an idyllic lifestyle. This property has been our vendor's own oasis, a homely and arty property which has always been full of love.

Reluctantly, it is time for new beginnings for our vendors, which opens up a wonderful new opportunity for the next custodian to write a new chapter in the story of Heath Barn House....





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

Fakenham

IN NORFOLK
IS THE PLACE TO CALL HOME



Coast or country? If your heart is set on the gentle bustle of a market town, but within easy reach of the sea,

Fakenham is top of the list. While sandy beaches are just ten miles away, the market town is perfectly positioned halfway between King's Lynn and Norwich with easy reach to Holt and Swaffham, making for an easy commute.

Out of working hours, there's plenty to keep you entertained including the thriving independent Central Cinema, a perennial favourite with locals. Enjoy a fun glass-blowing session with the kids at Langham Glass, reconnect with nature at Pensthorpe or blow the cobwebs with a walk at nearby Sculthorpe Moor.

For something fancier, dress up to the nines and enjoy a day out and a flutter at Fakenham Racecourse, or team up with your playing pals for a round at Fakenham Golf Club, set

in and around the racecourse. And Thursford is just four miles away with its magnificent collection of steam engines and organs – a visit to its Christmas spectacular gives a West End theatre excursion a run for its money!

Make time to explore the Fakenham Lancaster Heritage Trail, a series of 32 plaques which bring the town's industrial past to life. Originally a vibrant agricultural centre, during the 19th century Fakenham rose to prominence as a major centre for printing – spot the printing blocks which have been set in the surface of the market place and date back to 1250. The stallholders still set out their wares every Thursday with a farmers' market on the last Saturday of the month.

From grand homes and character cottages to quality new-build houses, Fakenham has an excellent choice of property for all budgets, and on the outskirts of town there are plenty of period properties set on large plots for those looking for a little more space.

Foodies are spoilt for choice with locally farmed meat, produce and award winning Mrs Temple's cheese available to fill your pantry at nearby Walsingham Farm Shops. Save the washing up and dine out at The Ostrich Inn, which has been serving locals since 1841, or indulge at Sculthorpe Mill, which was awarded a Michelin Bib Gourmand in 2022, on the edge of town.

A brilliant location, exquisite properties waiting to be rediscovered and a growing band of entrepreneurial businesses, Fakenham is enjoying a renaissance and offers a superb place to call home.



Note from the Vendor



“We’ve loved being able to head to Burnham Overy Staithe, go fishing in our boat and bask in the peacefulness of this ideal little getaway.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity, gas and drainage. Gas fired central heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

C. Ref:- 0759-3922-2202-9592-4204

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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