



THE STORY OF

2 Cromes Barn

Wood Norton, Norfolk

SOWERBYS

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Foulsham Road, Wood Norton, Norfolk
NR20 5BG



Fascinating Period Residence

Unique Barn Features and High Ceilings

Triple Aspect Sitting Room

Open Plan Kitchen/Diner

Two Double Bedrooms

Stylish and Fresh Interior Design

Charming Gardens

Impressive Garden Studio

Idyllic Village Setting



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“There are endless countryside walks right on the doorstep...”

All the theatre and drama of a traditional Norfolk barn exquisitely fused with fresh, modern styling and completed by a picturesque and discreet semi-rural setting.

2 Cromes Barn in Wood Norton is an exquisite, two double bedroom, period residence forming part of a unique conversion of a substantial Norfolk barn, set in an idyllic village location.

This truly unique and very impressive character home was originally converted

over 40 years ago and has recently had a refreshing and stylish makeover. This clever and highly sympathetic conversion has produced dramatic living space with high ceilings, over-sized sash windows and delightful exposed beams.

Extending to over 1,000 sq. ft, along with the garden studio, the property oozes individual personality and provides the perfect country home or holiday bolt hole.



“The barn gives a sense of peace and contentment, and the ability to disconnect from a busy working life.”





A dramatic, triple aspect sitting room is flooded with natural light thanks to over-sized sash windows, and has a cool, contemporary feel. An open plan kitchen/diner features a modern and stylish kitchen with stone worktops and double aspect sash windows. The dining area flows off the kitchen and provides a sociable gathering space.

The first floor continues the bright and airy feeling with two, generous double bedrooms both with fitted wardrobes and served by a family sized, uber stylish bathroom.

“Such a discreet and peaceful location allows you to unwind and destress.”

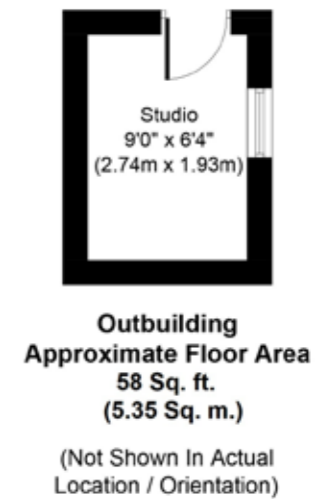
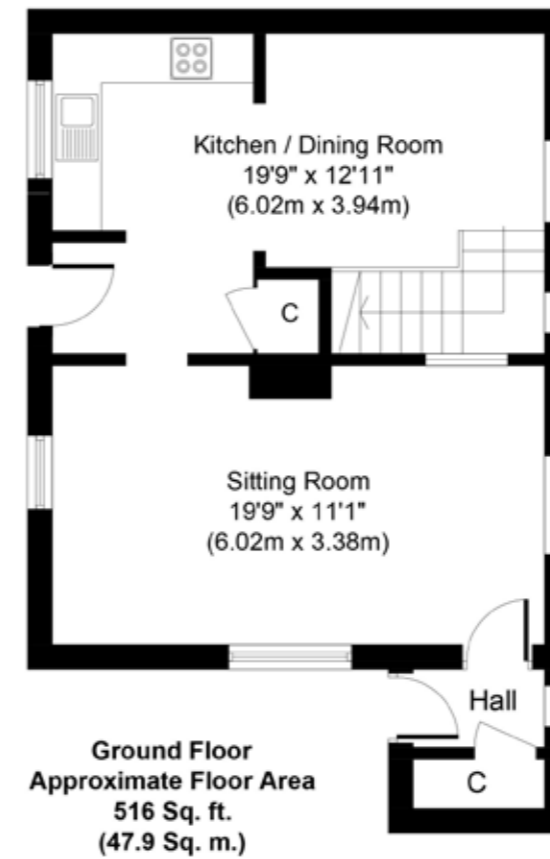
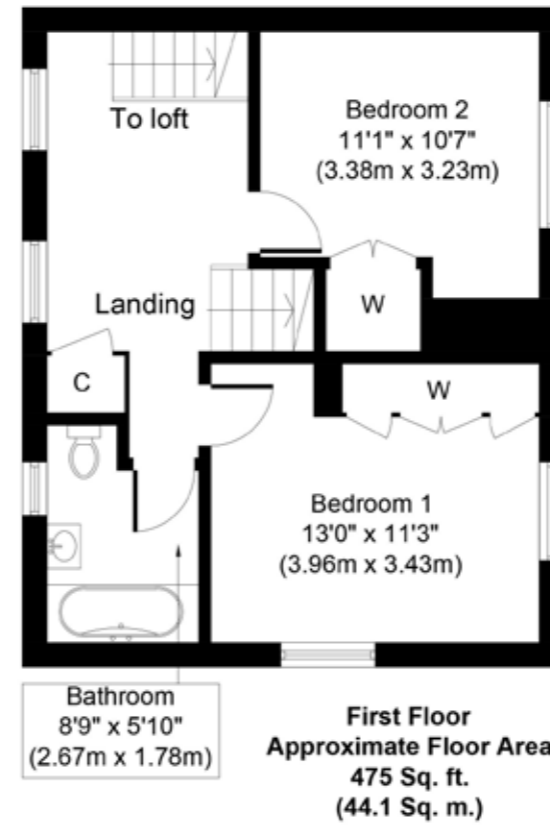
From the landing, a staircase rises to the loft space, accessed by a hinged door with a weighted pulley system. The loft space provides excellent storage, and there is a possibility and potential for further extension into the loft space to make accommodation, subject to relevant planning consents and building regulations. The loft space is fully boarded making it ideal for storage presently.



Outside, the property boasts delightful mature gardens with lawns and trees to one side and, at the rear, an enclosed terrace area flanked by attractive flint walls and a charming outbuilding which has recently been skilfully converted into a home studio/ office. In addition to the property and gardens is private hard standing, for parking for at least two cars, adjacent to the property on the opposite side of the lane. This consists of a concrete hard standing and an area for the bins. On the front of this area is a right of way to a neighbouring property giving access to a meadow.



Situated in the highly sought-after village of Wood Norton, 2 Cromes Barn is conveniently close to Holt, Fakenham and the north Norfolk coastline. This special location provides a high degree of privacy along with the perfect gateway to some of north Norfolk's most picturesque countryside.



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



Wood Norton

IN NORFOLK
IS THE PLACE TO CALL HOME



A typical small Norfolk village. Wood Norton was owned by Christ Church Oxford up until then 1950s.

Just 8 miles away a strong sense of community thrives among the proud residents and local businesses of Holt, and many of the latter champion the local 'Love Holt' initiative which waves the flag for the independent shops that add vibrancy to the Georgian town centre. Throughout the year, there are plenty of local events including a summer Holt Festival and 1940s Weekend, which takes over the town and 'Poppy Line' heritage railway that runs between here and Sheringham.

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.

The town and its surrounding yards house a collection of chic boutiques and luxe lifestyle stores to explore and fill your home and wardrobe with beautiful things – linger and choose your favourite locally made fragrance at Norfolk Natural Living.

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. There's no need to hurry home – relax and enjoy country life! On the edge of town is the eponymous Gresham's school.

While there is an abundance of Georgian property, particularly in the streets surrounding the town centre, venture a little further and you will find leafy roads with stylish, detached 1930s family homes, plus well-designed contemporary houses that blend seamlessly with their country setting. And, should you need to spread your wings a little wider, head to the heathland of Holt Country Park or Spout Hills and reconnect with nature.

If you are looking for the perfect spot to enjoy country life, Holt is one of Norfolk's finest market towns with easy reach to the coast and city and if this sounds like your kind of place, let us help you to find your next property.



Note from Sowerbys



The outbuilding has recently been converted into a home studio/office.

“The garden studio is the perfect place to be creative.”

SOWERBYS



SERVICES CONNECTED

Mains electricity and water. Drainage to septic tank, oil fired central heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

E. Ref:- 1337-5423-0200-0049-8296

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.

LOCATION

What3words: ///jacuzzi.freshest.survived

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