



THE STORY OF

Stable End Cottage

Barney, Norfolk

SOWERBYS

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Stable End Cottage

27a The Street, Barney, Norfolk
NR21 0NB

Charming Three Bedroom Cottage
Extensively Renovated and Improved
Exquisite Interior Design

Handmade Kitchen

Luxurious Fired Earth Bathroom

Cast Iron Victorian Radiators

Double Glazed Oak Windows and Doors

New Solid Oak Flooring, Tiles and Carpeting

Versatile Outbuilding

Pretty Gardens and Allocated Parking

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“It’s a wonderful space to retreat to, and perfect to explore the area...”

The perfect ‘turn-key’ cottage with exquisite interiors set within a charming and characterful residence and nestled in a delightful, village position in the heart of north Norfolk.

Stable End Cottage, as it is befittingly named, was originally a stable that underwent conversion and expansion in the 1990’s, and is now is a wonderful, three bedroom traditional cottage. The property offers elegant and refined accommodation whilst enjoying a pretty village setting that is perfectly placed to explore the wonders and delights of north Norfolk.

Set on the end of a pretty terrace row, the cottage was extended in recent years to provide balanced and deceptively

spacious accommodation. With no expense spared, the present owners set out to renovate the cottage with great flair and style to create a home which celebrates and champions its historical provenance, but also provides an elegant and luxurious space to enjoy.

Notable improvements and enhancements include hardwood double glazed windows and doors throughout, a new combi boiler and reconditioned Victorian cast iron radiators. Furthermore, a meticulous interior renovation includes a revised and improved layout, new kitchen and bathroom, solid oak flooring in kitchen and lounge, solid oak latched doors and an effortlessly stylish and refined interior design. Also noteworthy are the Fired Earth cloakroom and bathroom.



An oak stable front door opens to a hall with a rustic brick tile floor, Victorian cast iron radiator, guest WC with Fired Earth fixtures and a turning staircase rising to the first floor.

To the rear of the cottage is a wonderful, triple aspect, open-plan living area which cleverly combines a lounge space and kitchen. The lounge area enjoys direct access via oak french doors to the garden and features oak floors, Victorian cast iron radiators and a feature fireplace with wood burner.



The kitchen features handmade, in-frame cabinetry that incorporates a freestanding sink unit with butler style sink and granite worktops. A breakfast bar peninsula provides a highly sociable space with a solid oak top and further cabinetry. Space is allocated for freestanding appliances and bespoke, oak shelves dress one wall.

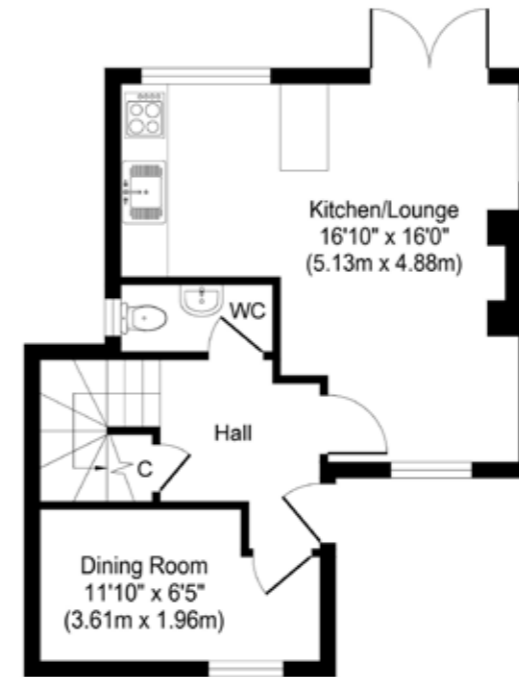
Off the hall a second reception is currently utilised as a formal dining room but provides a flexible room that could be adapted to suit a variety of needs and desires.

The first-floor accommodation is made up of three individual bedrooms, each beautifully dressed and presented. The principal bedroom is delightful and double aspect, with views over the garden and countryside beyond. The front bedroom is fittingly called the "Hayloft" by the current vendor, a nod to its history as the original hay loft to the stable. A luxurious and elegant Fired Earth bathroom serves the bedrooms and features a traditional white suite with a roll top bath.

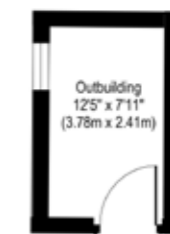




First Floor
Approximate Floor Area
384 sq. ft
(35.67 sq. m)



Ground Floor
Approximate Floor Area
384 sq. ft
(35.67 sq. m)



Outbuilding
Approximate Floor Area
98 sq. ft
(9.10 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.

The quality and refinement continue on the outside of the cottage with a freshly landscaped rear garden. To the front of the cottage is a small, courtyard style garden area enclosed by a picket fence.

The rear garden enjoys a delightful south westerly aspect and is perfectly set up for entertaining with a paved sun terrace looking out over a lawn. A selection of established shrubs creates a delightful environment. The garden is fully enclosed and enjoys a high degree of privacy.

In addition to the cottage, there is a delightful outbuilding set to one side. This immensely versatile and highly practical space has been recently constructed using new and reclaimed materials to blend into the existing Victorian outbuildings, and currently serves as a utility and boot room. Fitted with power, lighting, double glazing, floor and ceiling insulation, water and drainage, this building could be adapted to a wide variety of uses.

To the side of the cottage is a shingle laid driveway which leads to a hardstanding area with allocated parking. The driveway is owned by the cottage but shared with other cottages in the row.

Located in the pretty, traditional village of Barney, Stable End Cottage is perfectly placed to explore the delights of north Norfolk and the heritage coastline. Blakeney in particular is within very easy reach for sunrise and sunset strolls. The market towns of Holt and Fakenham are within easy reach and provide a wide variety of amenities.



ALL THE REASONS



Barney

IN NORFOLK
IS THE PLACE TO CALL HOME



An enviable location in north Norfolk, Barney is a picturesque and attractive small village in a secluded area, just to

the south of Thursford and about eight miles from the Georgian market town of Holt.

There's an historic church, St Mary's, which, in parts, dates back to Saxon times, and there is holiday accommodation for beautiful retreats. The village is surrounded by meadows and woodlands.

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.

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.

The cathedral city of Norwich is just 25 miles distant from Barney. From Norwich, there are direct trains to London Liverpool Street and Norwich Airport is a convenient worldwide gateway via Schiphol Airport.



Note from Sowerbys



Weybourne Beach

“There is an abundance of walks on the doorstep, from countryside strolls to invigorating beach walks.”

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SERVICES CONNECTED

Mains electricity, water and drainage. LPG fired central heating.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

D. Ref:- 9747-3025-0204-4387-7204

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: ///rebel.squeaks.qualifier

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