



THE STORY OF

1 Barningham Place

Matlaske, Norfolk

SOWERBYS



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1 Barningham Place

Matlaske, Norfolk,
NR11 7JQ

●
Peaceful, Rural Location

Three Bedrooms and Three Bathrooms

A Village with Great History and Community

Excellent Scope to Add Value

Off Road Parking for At Least Two Vehicles

●
Large Garden with Pond

Hiding away in Norfolk's rolling countryside, Matlaske is the perfect little haven for anyone wanting to be close to the coastal action, yet the perfect distance away to avoid the busyness of peak times. Matlaske itself is right in the centre of a triangle formed by Cromer, Holt and Aylsham, to which each town destination is less than 10 miles away.

part of the 1992 Modern Housing Initiative, where HRH King Charles opened the site in person.

Although 1 Barningham Place requires modernising in part, the three bedroom and three bathroom, end of terrace property has a brilliant, flexible layout, as all the rooms are of fantastic shape and size.

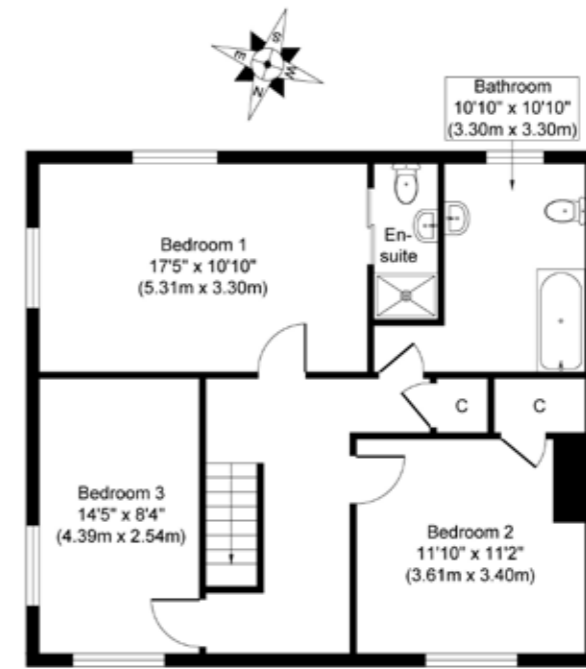
Like many of Norfolk's enchanting villages, Matlaske is yet another location that many overlook.

There is off road parking for two cars, and a pond, which harbours a safe haven for frogs and birds alike. However, as the rear garden is of such a great size, there is scope to increase the footprint of the current parking arrangements.

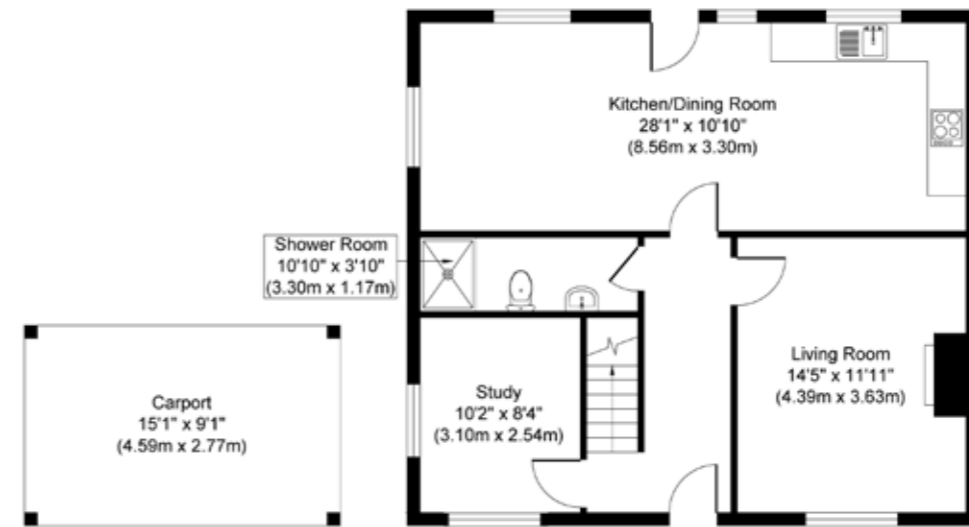
Barningham Place is in an incredibly beautiful and peaceful location, offering gorgeous walks and a great community. The development was

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If you are looking for a peaceful, village location, which offers a great community, and a property to invest in and make your own, then we are sure that 1 Barningham Place may well be the home you've been looking for.



First Floor
Approximate Floor Area
725 sq. ft
(67.35 sq. m)



Carport
Approximate Floor Area
137 sq. ft
(17.74 sq. m)

Ground Floor
Approximate Floor Area
725 sq. ft
(67.35 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.

ALL THE REASONS



Matlaske

IN NORFOLK
IS THE PLACE TO CALL HOME



Matlaske is a charming village situated approximately seven miles south-east of the Georgian market town of Holt. Surrounded by beautiful countryside, with open fields and rolling hills stretching out in every direction, Matlaske has a small population and a quiet, peaceful atmosphere, making it an ideal destination for those seeking a tranquil lifestyle.

This historic village was a satellite airfield during World War II, and as a nod to this heritage, the signage of Matlaske dons the infamous Spitfire. The beautiful church of St Peter is nestled in the heart of the village.

Surrounded by picturesque countryside, there are many places to explore. The nearby Holt Country Park is a popular destination for families, with its network of footpaths and picnic areas. The stunning north Norfolk

coast is also within easy reach, offering miles of sandy beaches, dramatic cliffs, and charming seaside towns.

Grab fish and chips from No 1 Cromer, Galton Blackiston's award winning Cromer eatery perched on the clifftop. Treat yourself to a relaxing lunch at the Upstairs Restaurant where stunning sea views meet tasty seafood, or join the queue downstairs and enjoy your takeaway sitting on the wall as the seagulls soar above you for a fully immersive 'beside the seaside' experience. Follow the slope down from the clifftop to the beach and walk the shoreline or practise your hand at an afternoon skimming stones out to the horizon line.

In summary, Matlaske is a delightful village that is steeped in history and surrounded by beautiful countryside. With its tranquil atmosphere and close proximity to the coast, it is an ideal place to call home.



Note from Sowerbys



1 Barningham Place.

“The kitchen/dining room would make for an excellent entertaining space.”

SOWERBYS



SERVICES CONNECTED

Mains water and electricity. Heating via oil fired central heating. Septic tank drainage.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

C. Ref:- 1500-8842-0722-1298-3473

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: ///fantastic.tonal.contents

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

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