



THE STORY OF

4 High Barn Farm

Winterton-on-Sea, Norfolk

SOWERBYS

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4 High Barn Farm

Winterton-on-Sea, Norfolk,
NR29 4DA

Fine Barn Conversion

Newly Converted to High Standard

Open-Plan Sitting Room and Sleek Kitchen

Four Bedrooms

Three Modern Bathrooms

Garage and Off Road Parking

Courtyard Garden

Within a Mile to the Beach

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“...showcasing many period features with a contemporary twist.”

Welcome to High Barn Farm, a small cluster of traditional brick barn conversions. This particular barn has been converted to a high standard, showcasing many period features with a contemporary twist.

Upon entering, you'll be greeted by a spacious and inviting open plan sitting room, which boasts bi-fold doors leading onto a sheltered courtyard. This seamless

connection between indoor and outdoor spaces allows for an abundance of natural light and fresh air.

The kitchen is sleek and finished to a high standard, providing a modern and stylish space for culinary endeavours. A perfect place to entertain with plenty of space for a dining table.





Cleverly located, you'll find three well-appointed bedrooms, one of which features a modern en-suite shower. Additionally, there is a separate modern family bathroom, ensuring convenience and comfort for all occupants.

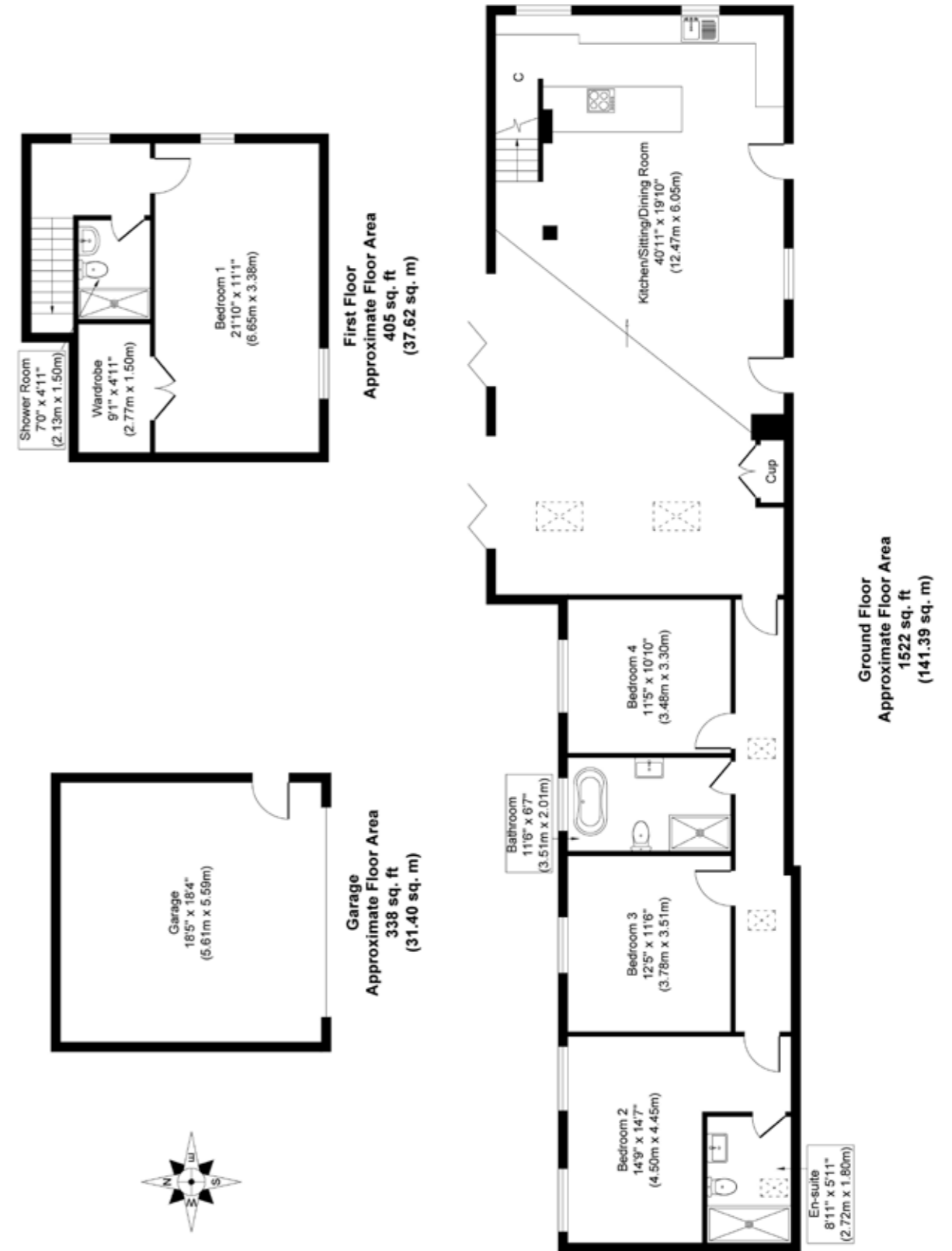
Ascending the staircase, you'll reach the first floor landing, where the principal bedroom is located. This bedroom offers a vaulted ceiling, a built-in wardrobe, and a well-fitted modern en-suite shower room. It serves as a tranquil and private retreat. Where the vaulted ceiling creates a wonderful sense of space and atmosphere.



Situated at the end of a long private road, this barn enjoys a fine setting, but with the benefit of having some neighbours. A double garage provides ample space for parking or storage, while the courtyard garden offers a blank canvas where you can create a garden that suits you. A perfect outdoor area for relaxation.

“Spend the day exploring the beach before enjoying a hearty meal at the local pub.”

Getting to the beach is a breeze, with easy countryside access leading down to the shoreline. Follow the track to Edward Road and then take the footpath that leads directly to the beach. This location offers the perfect opportunity to enjoy the beauty of the coastal surroundings and indulge in beachside activities.



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

Winterton-on-Sea

IN NORFOLK
IS THE PLACE TO CALL HOME



Winterton-on-Sea is a popular coastal village renowned for its beautiful beach.

Mentioned in the Domesday book, Winterton-on-Sea is the most northern seaside village in the borough of Great Yarmouth.

It's a small, historic village, picture-perfect with beautiful floral displays and pretty little thatched cottages. The village also has a stunning backdrop inland of majestic white wind turbines towards the villages of East and West Somerton, and mile after mile of pale sandy beach backed by sand dunes.

It is the perfect location for a seaside holiday away from it all without an amusement arcade in sight.

A range of local amenities include the Dunes beach café, great village pub called the Fisherman Return, local shop, Post Office as

well as a popular fish and chip takeaway.

The village's parish church, Holy Trinity, is a truly magnificent building with one of the tallest church towers in Norfolk at over 130 feet. Elements of the church date from the 13th century, with the tower being built around 200 years later. The church was restored in the late 1800s and is well worth a visit. When fishermen set sail from Winterton, they used to use the tower as an important landmark to help guide them home.

Winterton Dunes are a National Nature Reserve, a haven for birdwatching and wildlife with little tern and seal colonies in residence along with the rare Natterjack toad.

At Winterton-on-Sea and north along the coast to Horsey, the Broads overlap with the Norfolk Coast Area of Outstanding Natural Beauty where in the winter seal pups are born on the beach. A viewing area is available a short walk from Horsey.



Note from Sowerbys



Winterton-on-Sea

“Within approximately a mile’s distance, you’ll discover the stunning Norfolk coastline...”

SOWERBYS



SERVICES CONNECTED

Mains water, electricity and drainage. Heating via air source heating.

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

To be confirmed.

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: ///hazel.commuted.hands

AGENT'S NOTE

Some of the internal images have been virtually staged, including a virtually staged fridge/freezer.

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