



THE STORY OF

1 Belle Vue Farm Barns

Briningham, Norfolk

SOWERBYS

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Dereham Road, Briningham,
Norfolk, NR24 2QN

Rural Location

Eight Miles to the Coast

Stunning Field Views

Barn Conversion

Charming Character

Modern Finish Throughout

Four Bedrooms, Three Bathrooms

Double Car Port and Ample Parking Space

Well-Landscaped Garden

Wood-Burning Stove

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“... superb extension and outbuilding project...”

Nestled in a rural location between the historic market towns of Holt and Fakenham, Briningham village offers a tranquil setting with the nearest coast at Blakeney just eight miles away. This picturesque village provides plenty of opportunities for peaceful countryside walks right on your doorstep.

1 Belle Vue Farm Barns is a detached barn conversion that forms part of a complex, comprising five additional barns and two cottages. The property has undergone beautiful renovations, and the current owners have undertaken a superb extension and outbuilding project to enhance the views and add an extra bedroom to the home.

Inside, the property boasts an open-plan kitchen/dining room and living room that has been finished to the highest standards. This generously proportioned space not only offers an incredible amount of room, but also features vaulted ceilings, allowing an abundance of natural light to flood the area while showcasing charming character details.

The renovation and extension have undoubtedly contributed to creating a unique and inviting living environment, making 1 Belle Vue Farm Barns a truly special place to call home.



The ground floor features three bedrooms, each with double doors leading out to the garden. These bedrooms are all generously sized and come in unique and appealing shapes, adding to the character of the property. Two of these bedrooms benefit from having their own en-suite bathrooms, providing added convenience and privacy.

The new extension, thoughtfully added to the property, houses the third bedroom, which comes with the practical feature of built-in wardrobes, maximising storage space and keeping the room organised and clutter-free.

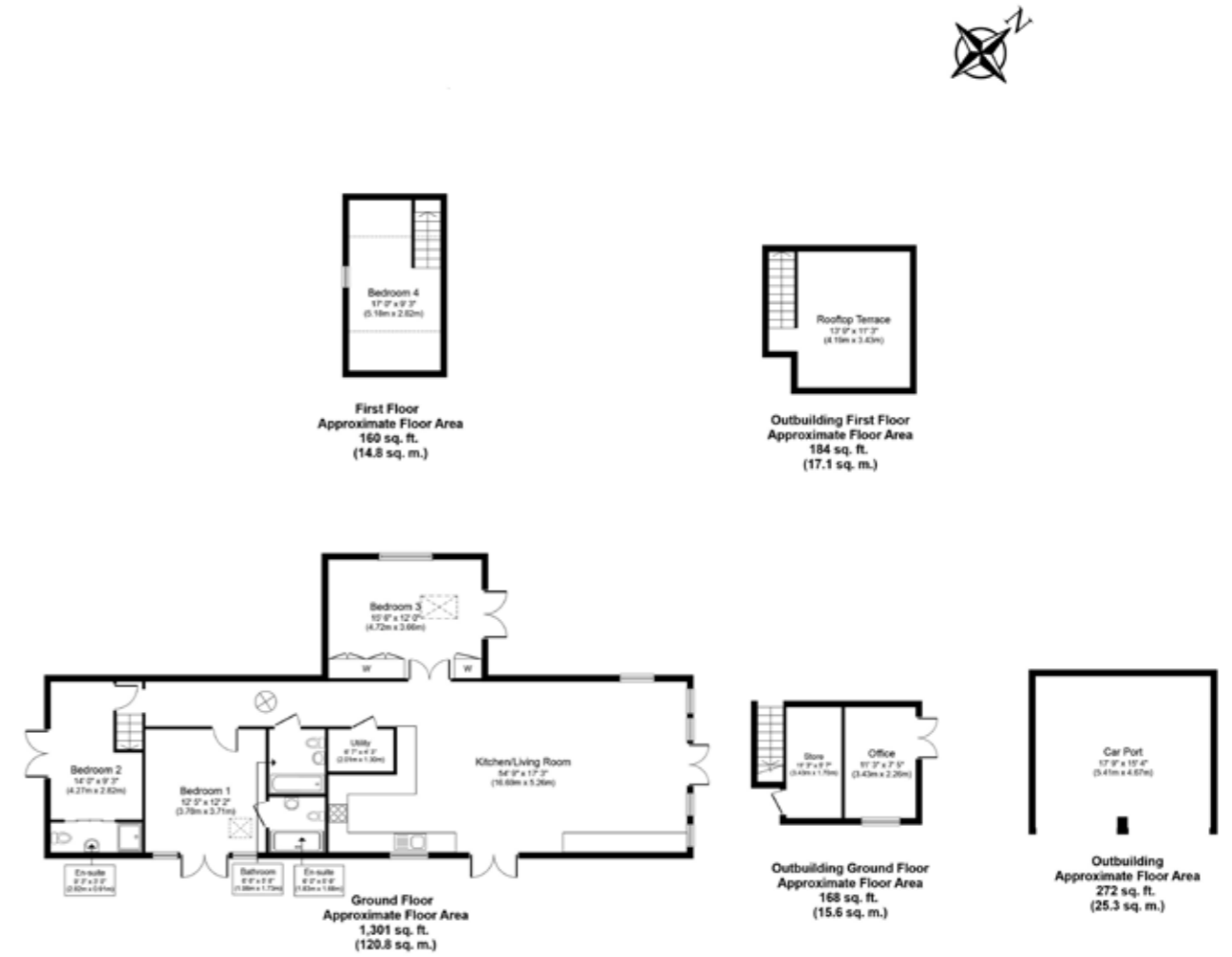
“... comfortable and versatile living space.”



Additionally, there is a small attic room, which presents various possibilities for use. It could be an ideal space for a home office, offering a quiet and secluded area to work or study. Alternatively, it could be transformed into a children's bedroom, creating a charming and cosy hideaway. Of course, the attic room also serves as valuable extra storage space, a welcome feature for keeping belongings neatly tucked away.



The layout and features of the bedrooms and attic room showcase the attention to detail and thoughtful design that has gone into making it a comfortable and versatile living space.



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 property offers ample parking space, including a double bay car port, providing convenient and secure shelter for vehicles. Additionally, there is a recent outbuilding on the property, designed with a split ground floor, serving as a store room or office. An external staircase leads to the roof terrace, where you can take in the breathtaking field views. The rooftops vantage point offers a picturesque and serene spot to soak in the natural beauty of the countryside.

“Beautiful vistas from the roof terrace.”



ALL THE REASONS

Briningham

IN NORFOLK
IS THE PLACE TO CALL HOME



Briningham is a small parish in the heart of Norfolk. Originated from Anglo-Saxon this village has a history

that dates back. The main and oldest building is the Belle Vue tower, originally a Mill it has now been converted to a private dwelling. Saint Maurice, a church that was dedicated to the Roman- Egyptian matyr is unusual due to the fact the tower is on the south side of the church.

Roughly four miles to Holt this village is in the perfect location. 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.



Note from Sowerbys



Drone footage showing the surrounding fields.

“This property truly has a sense of charm and character, truly captivating throughout.”

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SERVICES CONNECTED

Mains electricity. Water via borehole and drainage via Klargester sewerage treatment plant both shared with 3 Belle Vue Farm Barns. Gas heating via air-source heat pump as well as underfloor heating.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

A. Ref:- 7800-6761-0422-5221-3373

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: ///masterful.mango.falters

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