



THE STORY OF

Maize Barn

Thorpe Market, Norfolk

SOWERBYS



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THE STORY OF

Maize Barn

Station Road, Thorpe Market,
NR11 8UD

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Stunning Barn Conversion

Three/Four Double Bedrooms

Splendid Interior Design and Presentation

Wonderful Kitchen/Dining Room

Principal Bedroom with Dressing Room and En-Suite

Vaulted and Beamed Ceilings

Underfloor Heating Throughout

Magnificent Walled Gardens and
Outdoor Barn with Kitchen

Off Road Private Parking

Idyllic Semi-Rural Setting

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“Every part of the home works really well...”

Nothing can create the same theatre and architectural splendour of a traditional Norfolk barn conversion. Add to this a stylish interior, energy efficiencies and luxurious touches, this exquisite home exudes a modern Norfolk lifestyle.

Maize Barn forms part of ‘Hall Farm Barns’, a small and exclusive cluster of fine homes situated approximately 500 yards down a private track. Tucked away in a most picturesque pocket of north Norfolk countryside, Maize Barn offers an escape from the hustle of daily life. A traditional Norfolk barn which has been skilfully converted into a fabulous home. It seamlessly blends modern comfort with timeless retained character, creating a wonderful permanent home

or a weekend retreat. Attention to detail can be discovered throughout with quality fixtures and fittings, coupled with retaining the rustic charm of beams and vaulted ceilings.

Notable specification features of this fine conversion include; underfloor heating throughout, wide plank oak floors to living areas, aluminium double glazed windows and doors, a stunning country kitchen and luxuriously appointed bath and shower rooms.

Our seller’s apparent flair and passion for design and presentation is clear to see both inside and outside of this fine home, and coupled with its semi-rural environment it really creates a magical haven to enjoy.





A spacious and balanced home of the highest order. Together with a delightful 'outdoor kitchen' barn, the accommodation spans over 2,000 sq. ft.

A sensational dual aspect sitting room features a vaulted and beamed ceiling, wood-burning stove and fabulous vistas over the sun terrace and walled gardens. The open-plan kitchen and dining room is a real feast for the eye, with classic 'Shaker' style cabinetry capped in a mix of quartz stone and solid oak worktops plus a suite of appliances. A central island creates the perfect spot for informal, sociable gatherings, whilst exposed beams and oak floors accentuate the period charm. The spacious dining area easily accommodates eight and bi-fold doors project the entertaining area directly onto the sun terrace.



“We love the kitchen/dining room with its amazing dual aspect views.”



Off the central hall you will find a versatile room which is currently utilised as a study, but is perfectly set for a fourth bedroom option and plumbing lines are concealed to allow for an en-suite option. The ground floor accommodation is completed by a guest WC.

To the first floor you will find three individual double bedrooms, each with their own strong identity and immaculate presentation. Vaulted and beamed ceilings to all the bedrooms ensure strong character and a feeling of space.

The principal bedroom offers sumptuous space with a dressing area and a decadently appointed en-suite bathroom with free-standing roll-top bath and separate shower.

Bedrooms two and three are perfectly served by a luxurious shower room, and the spacious landing features practical storage options.



The quality, style and effortless elegance spills out into the gardens of Maize Barn, creating a refined space which is discreet and private. A colourful and vibrant joy to the eye whilst perfectly extending the entertaining space. An expansive paved sun terrace flows off the main living area of the barn, providing fabulous areas for entertaining and outside dining. A central lawn is flanked by waves of colourful and abundant flowers beds, whilst carefully selected shrubs and trees provide shape and shade. One corner of the walled garden is firmly dedicated to the 'good life' with raised beds and a green house.

“The location is amazing - totally private and peaceful.”

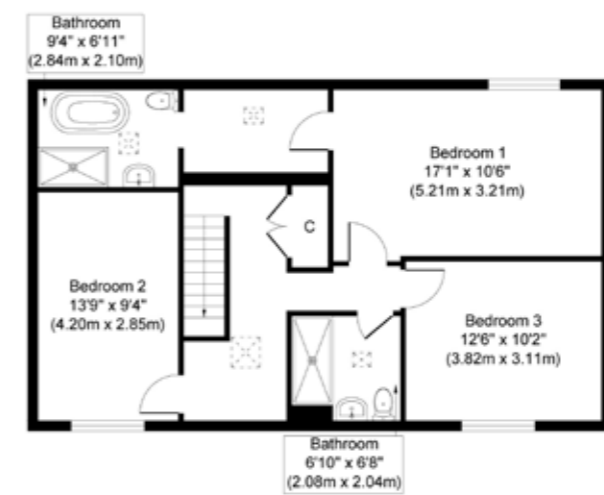
Looking out over the garden is a wonderful 'open barn', which subtly mimics the style of the main barn and provides a fabulous 'all weather' entertaining area. This unique space perfectly fulfils the current owner's passion for outdoor cooking with a kitchen area and dining/lounging space. Attached to the garden barn is a practical boot room and utility area.

To the front of the barn are neatly landscaped gardens and a private hard-standing to the side with parking. Further parking is provided adjacent to the property.

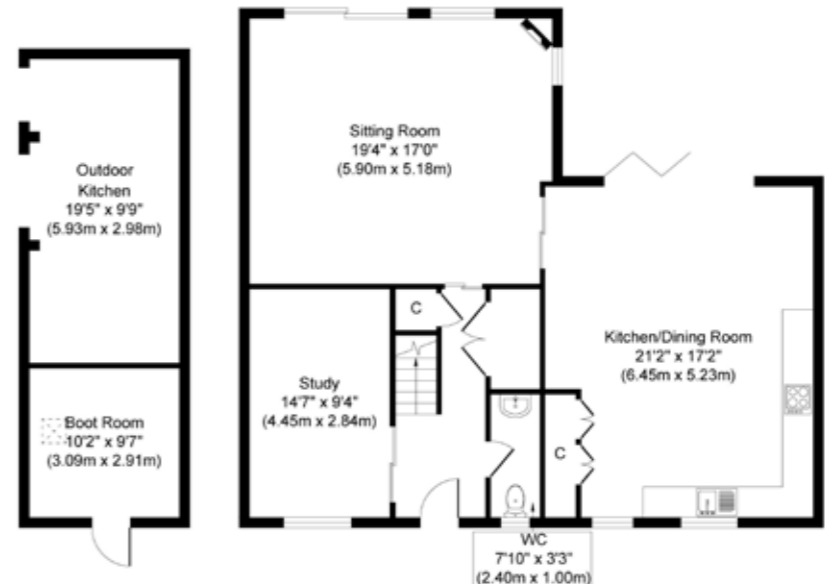




“Moving here totally changed my life, I enjoy a much healthier and happier lifestyle and the environment definitely helps.”



First Floor
Approximate Floor Area
763 sq. ft
(70.88 sq. m)



Barn
Approximate Floor Area
282 sq. ft
(26.19 sq. m)

Ground Floor
Approximate Floor Area
971 sq. ft
(90.23 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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



Thorpe Market

IN NORFOLK
IS THE PLACE TO CALL HOME



Thorpe Market is a small village about four miles south of Cromer and sits on the edge of the conservation, woodland and deer park of the Gunton Estate.

There are excellent pubs nearby with the Suffield Arms and Gunton Arms within the village, plus the Vernon Arms in Southrepps

Gunton station is a ten minute walk away (less than half a mile) with connections to Cromer and Norwich.

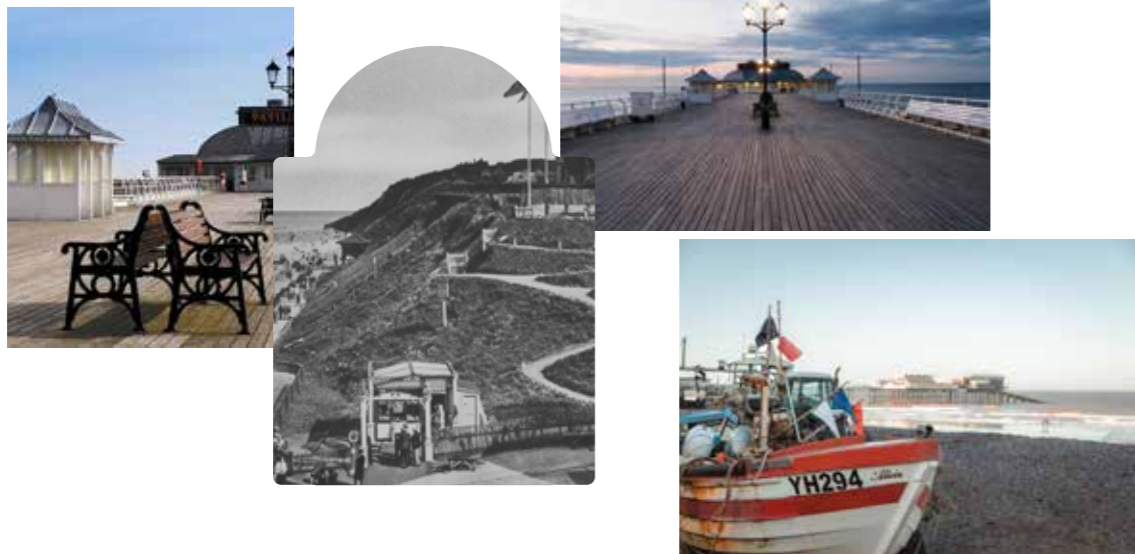
Two miles away there is an excellent farm shop, which has own-grown organic vegetables and fruit, a delicatessen, butchers and restaurant, and at Roughton village there is a general store, post office and petrol station.

Cromer and North Walsham, both five miles

away, have a number of supermarkets, pubs and restaurants.

With an elegant pier, Pavilion Theatre and grand Victorian villas, many with panoramic views over the pebble and sand beach, it's easy to see why Cromer has perennial appeal to staycationers and permanent residents alike. Banksy recently visited the town on a headline-making 'spraycation' which focused the media's attention on the east side of the Norfolk coast, and in recent years there has been a regular flow of relocaters from the capital and home counties looking for a life by the sea.

With a good selection of schools including independent Beeston Hall School at nearby West Runton, it's easy to see the appeal of this gorgeously gentrified town for young families as a place to put down roots. Come discover if it's the place for you too...



Note from the Vendor



The Old Farm

“The property used to be a working farm. The garden is great for growing things because of the animals which previously lived here.”

THE VENDOR



SERVICES CONNECTED

Mains water and electricity. Oil fired central heating with underfloor heating throughout. Private drainage via sewage treatment plant.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

C. Ref:- 8700-3486-5932-5107-8403

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: ///rolled.swear.baffle

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.

SOWERBYS



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