



CHURCH BARN & COTTAGE

HAPPISBURGH ROAD, RIDLINGTON, NR28 9GA



An exceptional and superbly restored Grade II Listed detached barn conversion with excellent self-contained detached cottage in delightful grounds

This exceptional four-bedroom conversion of a historic Grade II listed Norfolk barn can be found nestled opposite its village church in a quiet rural Norfolk parish. Ridlington lies on the northern boundary of the Norfolk Broads National Park and just 2 miles from some of Norfolk's quiet sandy beaches. The barn sits within approximately an acre of grounds along with a charming detached one-bedroom cottage and a detached garage/workshop. Internally the principal residence extends to approximately 237 sq m and the cottage provides a further 77 sq m.

The principal barn dates from 1695. It is of traditional Norfolk Tudor brick and brick-and-flint construction with a roof thatched in Norfolk reed and incorporates historic tile-roofed additions. The building has been further extended during this most recent rebuild and renovation activity, utilising traditional oak framing and reclaimed materials.

Church Barn has been subjected to a comprehensive and sympathetic reconstruction and restoration.

This major project has seen Church Barn regressed back to bare walls and rafters prior to undertaking the long and painstaking process of repair, preservation and reconstruction.

The uncompromising approach taken towards converting and reviving this property has now delivered a unique and exceptional home. A home with the most charming character and proportions, finished to the highest quality and standard of workmanship, and discreetly encompassing up-to-date technology.

At the heart of the barn is a spectacular open-plan reception room.

This principal reception room is framed within a wealth of structural oak beams, posts, exposed Tudor brick and bespoke oak joinery, all beneath a 12m high vaulted ceiling. The original elm rafters remain gloriously exposed.



5



5



3



1 Acre
STMS



4 Miles



This reception room is overlooked by a Tudor-style gallery which spans the length and width of the centre of the barn. The gallery provides access to two bedrooms and the master bathroom.

A stunning 4m x 3m triple-pane oak mullion feature window lights up the space and provides views over the west courtyard and out to the detached cottage and garden. Bespoke oak doors to the west and east provide access to their respective paved areas, courtyards and driveways.

The beautiful oak floor, bespoke oak structures and joinery, oak mullion windows, handmade leaded lights and traditional brick-and-flint of the main reception room feature throughout the house.

From the top of the staircase, generous tactile handrails lead the way left and right along the gallery to two large

bedrooms and the master bathroom.

Within the barn, vaulted ceilings and exposed rafters continue through the bedroom spaces. The bathroom features luxurious fittings which sit beautifully amongst feature brick-work and exposed oak.

Between the snug and the main hall, a large enticing opening leads down a step and into the stable lobby. Character and quality continues here flowing unabated throughout the lobby, the two large bedrooms and the luxury shower room that are accommodated within this part of the house.

At the far end of the lobby, a quaint oak winder staircase ascends to a large light airy bedroom. Within this bedroom a row of south facing windows provide extensive views over the garden and an oversized door provides access to a rustic external

oak landing and staircase, which descends into the central courtyard and west driveway.

The main entrance to Church Barn is approached via the east driveway.

Sheltered under the porch of a traditional oak-framed extension, a hefty oak door leads into a spacious entrance lobby where traditional oak framing and exposed brick-and-flint blends effortlessly with beautiful oak floors, handmade oak joinery and leaded windows.

Off the dining room, down three steps and through glazed double doors is a bespoke oak-framed garden room; a relaxing room filled with light and character features.

The dual aspect kitchen charms with warm exposed Tudor brick, exposed oak, and leaded windows. Oak posts and worktop-height brick-and-flint walls

partition the main reception room from the kitchen, providing an open connectedness between the rooms.

The kitchen space and the utility space have been fully prepared ready for fitting, with all services and electricity in situ, providing the exciting prospect for the future owner to enjoy a kitchen and utility room manufactured to their own taste and specification.

Many doorways provide access to the barn and exits to the outside spaces. From each doorway, beautifully proportioned flagstone steps lead down to the natural stone paving that flows continuously around the barn, through the various patio areas, and to the lawned area of the immediate south-facing garden. Patio areas have been located to take full advantage of the available sunshine at specific times of the day.









The barn benefits practically and aesthetically from two impressive gravel driveways. The east driveway services the main entrance. The west driveway and courtyard separate the barn from a large garage/workshop. Just across the garden is the charming detached cottage.

The garden features large lawned areas and a number of ancient trees and fruit trees. The garden hosts an abundance of visiting wildlife including deer, pheasants, and a wide variety of garden birds. Owls and deer often break the silence of the night-time.

The garden offers huge potential for further development.

The scale of the rebuild and renovation that has been undertaken at Church Barn has enabled a complete revision and upgrade of services. All plumbing and electrical infrastructure has been replaced and drainage has been installed or upgraded.

A Worcester Bosch oil-fired boiler and cylinder provides heat and hot water. Two flues in the fireplace are ready to accept wood-burning stoves.

The luxury of oak floors over wet underfloor heating can be enjoyed throughout the barn, both upstairs and downstairs, with the exception of the two stable bedrooms which are warmed by feature cast iron radiators. The Evohome system provides 12 zones of fully programmable and SMART-connected heating control including towel rails and water heating.

The meticulously designed and implemented lighting scheme utilises state-of-the-art digital dimming technology from Rako Controls. The nature and style of the building, with much exposed brick-work, required carefully thought through lighting solutions. The result can be enjoyed as a wonderfully successful blend of many discreet light sources, task lighting, 5 amp outlets and feature light fittings, predominantly under wireless control via SMART devices (phones, tablets etc.) and Rako switches, and all infinitely programmable via Rako Controls software.

Cat6 Ethernet has been introduced. Connections in many rooms route to a patch bay located in the cylinder room. Satellite cabling and outlets are also in situ. Telephone, Cat6 and satellite cabling and outlets have been extended underground from the barn to the cottage.

THE COTTAGE

The charming detached cottage is in its own right a total rebuild and restoration of a pre-existing aisled barn. The building has been completely rebuilt and refitted to the same level of quality as has been bestowed upon Church Barn. It is currently in use as a luxury one-bedroom dwelling, though the open-plan nature will accommodate a multitude of uses.

The cottage provides a calm fusion of exposed timbers, posts and beams with the contemporary feel of clean lines and oak floors and finishes. The building is fully glazed to the south, flooding the open plan living space with light and bringing the extended garden inside. A large tiled kitchen area fills the corner of the room and is fitted with a generous array of units, oak worktops and a butler sink.

A large luxury shower room and a large utility room will also be found on the ground floor. The utility room accommodates the oil-fired boiler, the washing machine, and ample fitted storage space. The cottage is heated via radiators and an Aga wood-burner.

A bespoke oak winder staircase leads up to the bedroom which is also fully glazed to the south and benefits from oak flooring throughout.

The immediate exterior is hard landscaped with paving on three sides of the cottage bounded by dwarf brick-and-flint walls.

SERVICES

Oil fired central heating. Mains electricity and water are connected to the property with drainage via a septic tank. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order)

LOCAL AUTHORITY

North Norfolk District Council

Council Tax Band:

The Barn - TBC

The Cottage - Band A

VIEWING

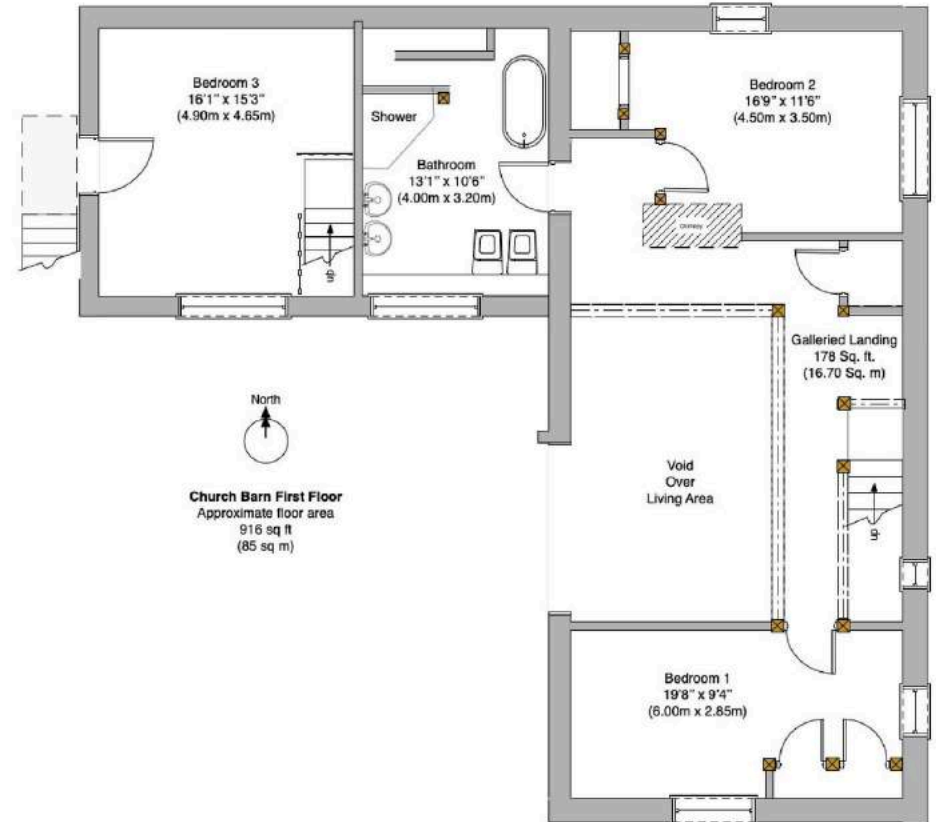
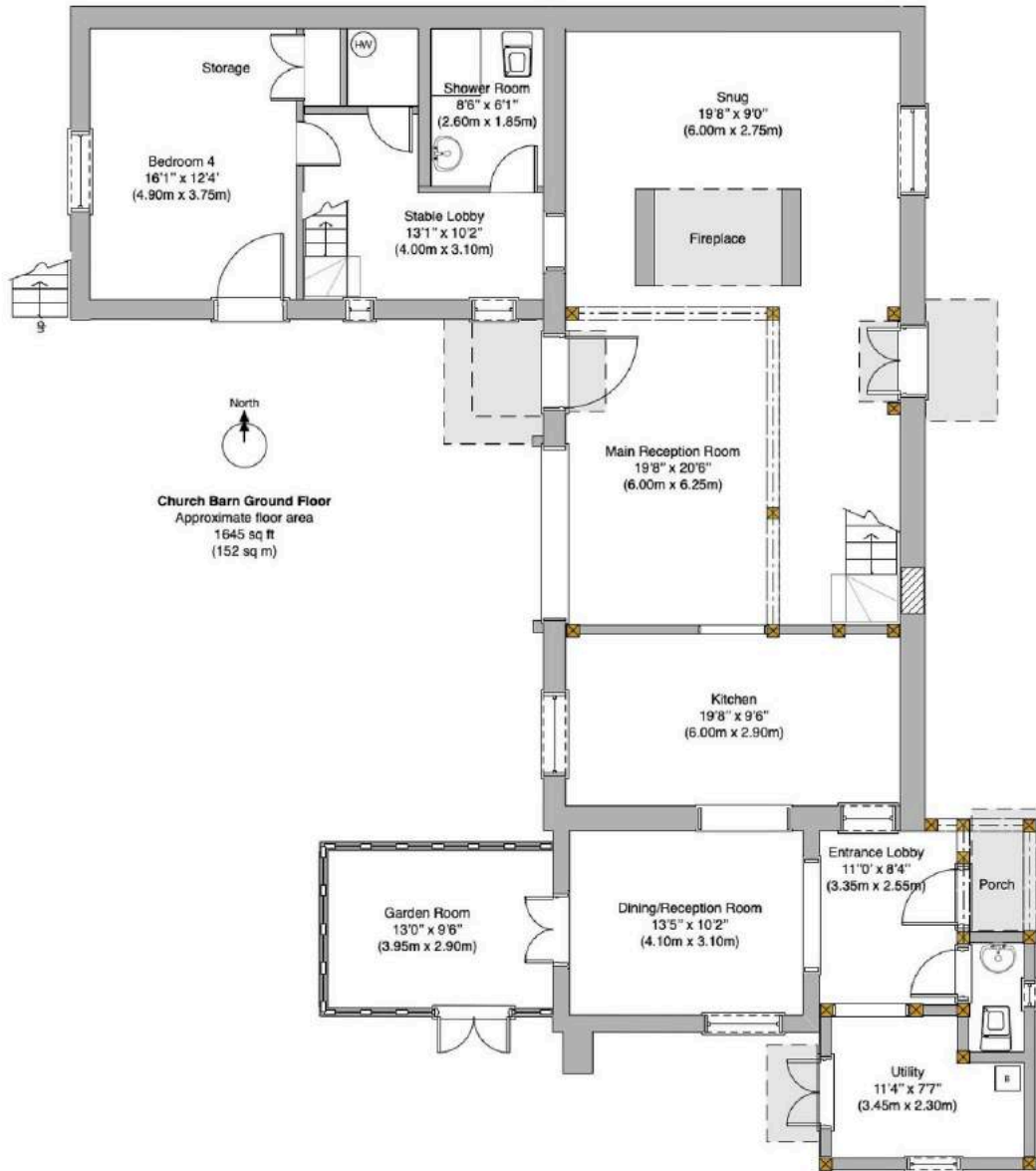
Viewing is strictly by arrangement with the vendors' agent Durrants, please call 01379 642233.

AGENT'S NOTE

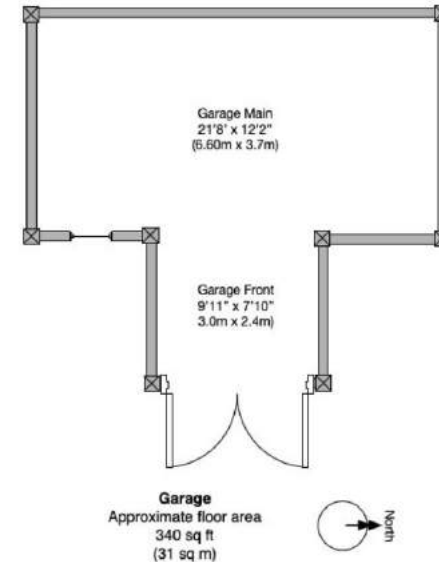
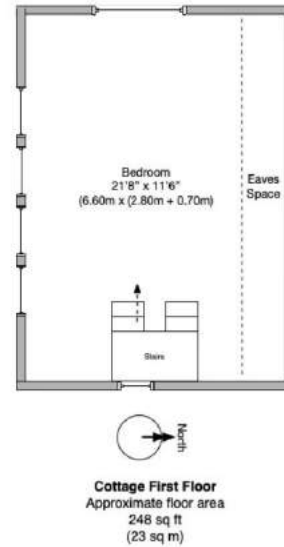
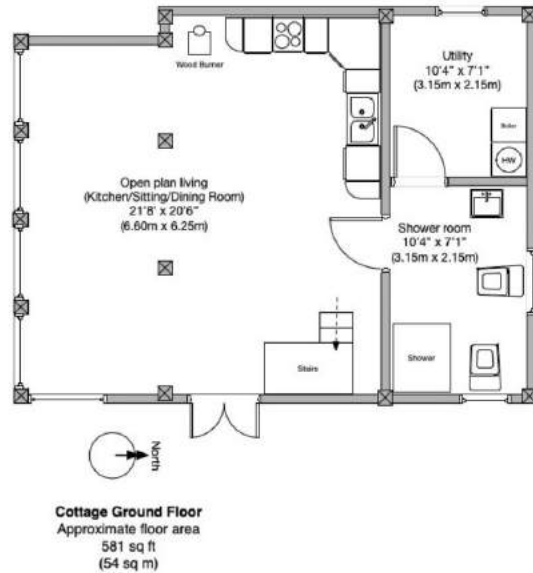
Please note the kitchen has not been fitted but the services are installed, allowing the buyer to personalise the space to suite their own taste.



FLOORPLAN - BARN



FLOORPLAN - COTTAGE AND GARAGE



LOCATION

Ridlington is a picturesque Norfolk village set in beautiful rural surroundings on the northern boundary of the Norfolk Broads National Park and just 2 miles from the coast. The location provides a host of scenic walks, local pubs, beaches and wildlife including a colony of seals, a herd of wild deer, and of course almost unrivalled opportunities for birdwatching.

The town of North Walsham is approximately 4 miles away. The town provides a direct train link to the city of Norwich and on to Cambridge and London. The town offers many amenities and convenient shopping including Waitrose and Sainsbury's, leisure and gym facilities, primary and secondary schools, a sixth form college, doctor's surgeries and a cottage hospital.

The property is located only 30 minutes drive from the City of Norwich, 25 minutes drive from the North Norfolk coastal town of Cromer and 40 minutes drive from Gresham's School in Holt.

"A short cycle away is the Poachers Pocket, a beach-front pub at Bacton, more places to dine on fresh seafood than you can shake a crab pick at, and the boating playground of the Norfolk Broads"

Ridlington, The Times.

"North Norfolk has become increasingly fashionable for second home owners over the past 20 years and the eateries of Burnham Market, a short drive from the pine forest and sand dune backed beaches of Holkham and Wells-next-the-Sea, with its brightly coloured beach huts, have become the epicentre of all the Down From London"

Liz Rowlingson, The Times.

DURRANTS

SINCE 1853

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