



Willow Farm Barn  
Stalham Road | Sea Palling | Norfolk | NR12 0TT

# SERENITY BY THE SEA



“With clear, crisp sea air, abundant wildlife, countryside views and easy access to the Broads and the beach, this beautiful barn enjoys an enviable setting.

It’s been thoughtfully designed and carefully converted to retain its character and charm, whilst creating a contemporary home with clean lines and comfort.

It’s been a family home, a bed and breakfast and a weekend retreat, which speaks to its versatility.

This is an excellent all-rounder!”







# KEY FEATURES

- A Detached Converted Barn with Countryside Views, not Far from the Sea
- Five Double Bedrooms all with En-Suite Facilities
- Kitchen with Separate Utility and Ground Floor Bathroom
- Large Main Reception Room with Bespoke Oak Staircase
- Garden with Two Separate Patio Areas
- Large Workshop ideal for Conversion (subject to permissions)
- Double Cart Bay Garage and Two Areas for Parking
- The Accommodation extends to 1,997sq.ft
- Energy Rating: C

One of just three barns in an idyllic setting, this is your perfect escape to the country. It's been so beautifully finished – you get a strong sense of quality throughout the property and the layout makes it hugely flexible too. It's a pleasure to spend time here, both in the barn itself and in the pretty garden, while the wider area has so much to offer – never a dull moment!

## Cleverly Converted

The barn dates back to 1740 and was originally a threshing barn, with the current garden formerly the farmyard. It was converted in 2009, originally as a family home, then became a very successful bed and breakfast, until the current owners bought it as their second home and as a place where their family could also come and gather together. It's been treasured by the whole family and they've made so many memories here. The large main reception with its soaring ceiling has wow factor but is also a lovely comfortable place and excellent for social occasions, with room for plenty to gather.

## Classic And Contemporary In Harmony

There's such a sense of quality throughout, from the handcrafted bespoke staircase to the solid oak and Egyptian limestone flooring. The use of natural materials across the interior complements and enhances the ancient brick and flint exterior and the original oak timbers. Bifold doors lead from the open plan reception room into the garden beyond for an easy flow in summer, whilst in winter the underfloor heating keeps you cosy. The barn was originally converted for a large family and so has five bedrooms spread over the two floors – all of them doubles and each with its own en-suite. This means it's great for a holiday home too because everyone has their own private space – and this is one of the reasons it was so successful as a bed and breakfast. The ground floor bedrooms could also be used as additional receptions, so it's a very adaptable home.







# KEY FEATURES

---

## Fresh Air and Fun

The terrace is the perfect spot for a summer breakfast but also for evening drinks, staring at the star-filled skies for which Norfolk is so well known. With access both to the kitchen and utility room it's practical too, while the bi-fold doors open up the sitting room for a great flow that lends itself to larger gatherings. The whole garden is secure and easy to care for, so it's a great 'lock up and leave'. Those with outdoor hobbies are well catered for here – there's plenty of space to store a boat if you enjoy sailing on the Broads, for a jet ski you can use at the beach or simply for plenty of bicycles on which you can explore the surrounding countryside. There's even a generous workshop, and this outbuilding has huge potential for conversion, subject to planning. You could transform it into a holiday let for a useful extra income.

## So Much To See And Do

The owners have seen countless varieties of birds, butterflies and more over the surrounding countryside and in the garden – even a swallowtail butterfly on occasion. The coast along here is known for its seal colonies and it's an unusual beach visit when you don't see one! The owners have loved having a dog-friendly beach on the doorstep, and it's also one that's popular with families as it has a sheltered and clearly defined area for swimming. The owners have been blown away by the friendliness of the community – you're sure to receive a warm welcome – and by the number of activities and places of interest nearby. There are excellent pubs, superb watersports facilities, sailing, fishing, walking and birdwatching on the Broads, shopping and culture in the vibrant city of Norwich... there really is something for everyone.

## Agents Note

The vendors are willing to sell the contents via separate negotiation.















































# INFORMATION

---



## On The Doorstep

The nearby village of Ingham boasts the thatched 16th Century Ingham Swan Inn and being in the centre of the Norfolk Broads there are fine countryside views as well as it being an excellent location for walking, sailing and wildlife. Stalham has a good range of shops and amenities, including a Tesco supermarket and secondary schools, whilst Wroxham, the acknowledged centre of the Broads network, also offers a wide range of amenities. The village of Hickling boasts the largest of all the Norfolk Broads and is also the home of the Norfolk Wildlife Trust nature reserve.

## How Far Is It To?

The Cathedral City of Norwich is approximately 16 miles away and has excellent educational, cultural and recreational facilities. There is a regular rail service to London Liverpool Street (about 2 hours) and Norwich airport provides daily flights internally and to continental Europe. The North Norfolk Coast can be found further around the coastline, with its quaint villages and sandy beaches. Favoured spots include Holt, Wells on Sea, Blakeney and the Burnhams. A 45 minute drive south will see you arrive at Thetford Forest with its many nature trails and bicycle paths whilst Stansted Airport is a further hour drive with its many destinations offered throughout mainland Europe.

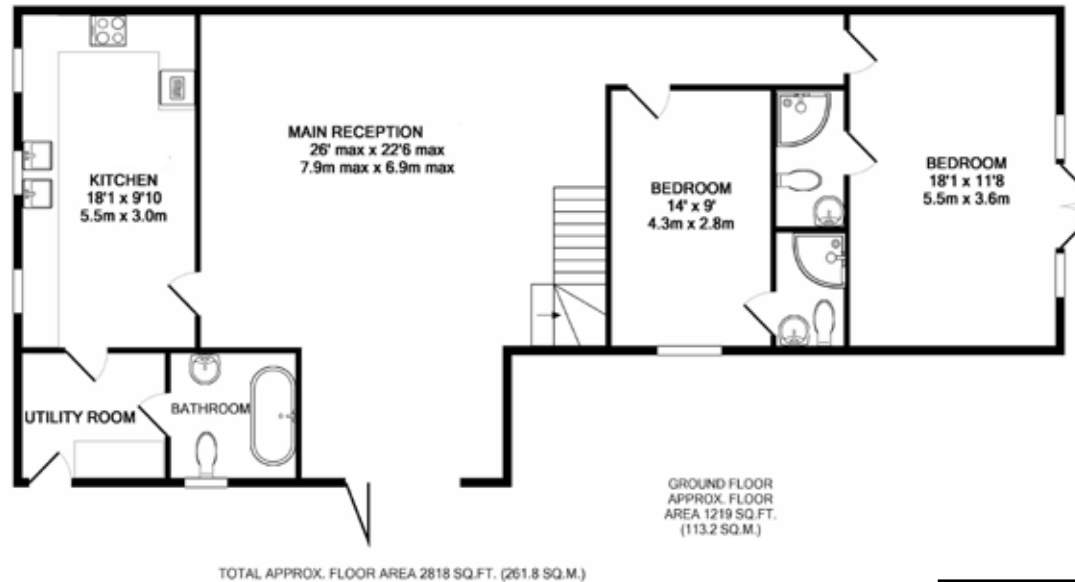
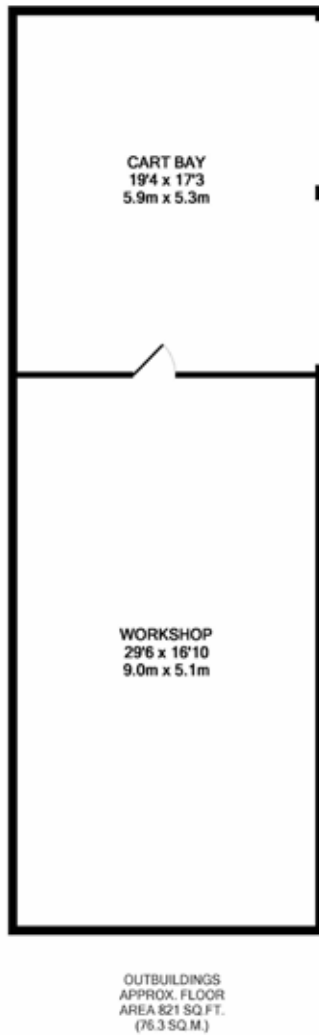
## Directions

Proceed out of Norwich on the B1151 Wroxham Road. Upon entering Stalham, turn left signposted Ingham and Sea Palling just after the Tesco supermarket. Upon reaching The Ingham Swan, continue around a series of tight bends, continuing along Sea Palling Road heading towards the coast. Upon reaching a junction continue to follow the signs for Sea Palling. Prior to entering the village of Sea Palling the property will be found on your left hand side clearly signposted with a Fine & Country For Sale board.

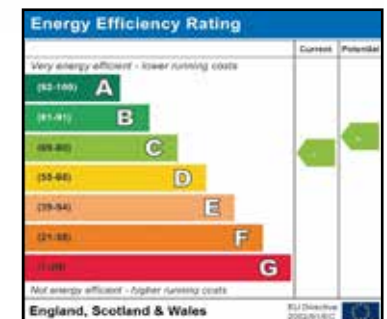
## Services, District Council and Tenure

Oil Central Heating, Mains Water, Private Drainage via Klargester  
Fibre Broadband Available - please see [www.openreach.com/fibre-checker](http://www.openreach.com/fibre-checker)  
Mobile Phone Reception - varies depending on network provider - please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)  
North Norfolk District Council - Tax Band E  
Freehold





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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2017



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.





MOUNT PATERICK FARM  
WILLOW FARM DAIN



# FINE & COUNTRY

---

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

THE FINE & COUNTRY  
FOUNDATION

Fine & Country Foundation, charity no. 1160989

Striving to relieve homelessness.

To find out more please visit [fineandcountry.com/uk/foundation](https://fineandcountry.com/uk/foundation)



follow Fine & Country Norwich on



Fine & Country Norwich  
12-14 Queen Street, Norwich, Norfolk, NR2 4SQ  
01603 221888 | [norwich@fineandcountry.com](mailto:norwich@fineandcountry.com)

