



THE STORY OF

Burlingham Barn

Burlingham, Norfolk

SOWERBYS



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Burlingham Barn

Burlingham, Norfolk
NE13 4EH

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Superb Norfolk Barn Conversion

Idyllic and Exclusive Setting

Five Bedrooms

Generous Landscaped Grounds

Stunning Driveway Approach

High Drama Open-Plan Living

Brilliantly Versatile Accommodation

Four Bay Carport

Easy Reach of Norwich and Transport Links

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“This noteworthy home sits amongst an exclusive and rarely available setting...”

Beyond cast iron gates, a pristine and alluring topiary lined driveway welcomes you home at the distinguished Burlingham Barn.

Home to over 3000 Sq. Ft. of impeccably presented accommodation adorned with all the drama one might hope for from a substantial barn conversion, this noteworthy home sits amongst an exclusive and rarely available setting enjoying privacy and far-reaching countryside views.

An “upside down” layout means the first floor hosts a remarkable open plan

reception boasting lavish proportions under a fully vaulted ceiling and striking exposed timbers. A wealth of natural light bounces around the wealth of cabinetry and stone countertops of the kitchen, whilst the neighbouring breakfast area makes for a brilliantly sociable and informal dining space.

Two individual seating areas flank the formal dining area and provide the perfect setting for any number of occasions, be it informal family time or elegant entertaining with dear friends.





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100%





The ground floor is home to no less than five excellent bedrooms, including three en-suites and many with direct access to private gardens and courtyard areas.

The lavish principal suite boasts enough room for a seating area within the bedroom alongside a luxurious en-suite and French doors to the courtyard, whilst the two further guest en-suites bedrooms are generous doubles with ample space for storage and equally well appointed en-suite shower rooms.

Bedrooms four and five bring invaluable versatility to the home making for ideal studies or additional receptions if not needed as bedrooms. Both are well served by the central family bathroom.





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.

Of course, a highlight of this fine barn is the plot in which it sits. The memorable driveway is a breathtaking way to return home every day, whilst the remainder of the generous plot features well-kept lawns interspersed with mature trees and a wealth of features including dining terraces, ponds and a large four bay cart shed with superb space for further storage above.

A hidden rear courtyard provides a superb, sheltered sun trap and excellent balance to the sprawling grounds.



ALL THE REASONS

North Burlingham

IN NORFOLK
IS THE PLACE TO CALL HOME



North Burlingham is a small village, situated within the civil parish of Burlingham.

It lies approximately 10 miles east of Norwich, making it part of the Broadland district. The village is characterised by its rural setting, featuring traditional English countryside landscapes and a variety of historic buildings.

A notable feature of North Burlingham is its proximity to Burlingham Woods, an extensive area of woodland that provides scenic walking routes and is a haven for local wildlife. The area is popular for outdoor activities such as hiking and birdwatching.

Historically, North Burlingham has roots dating back to the medieval period, with St. Andrew's Church being one of its prominent historical landmarks. This church is part of a group of churches in the region known as the Burlingham Group, which includes other nearby churches with similar architectural and historical significance.

The village retains a strong sense of community, with local events and gatherings playing a central role in village life. Despite its small size, North Burlingham offers a peaceful and picturesque environment, characteristic of many traditional English villages.



Note from Sowerbys



“A show-stopping five bedroom barn conversion boasting drama, sophistication and an idyllic setting.”

SOWERBYS



SERVICES CONNECTED

Mains water and electricity. Oil fired central heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

D. Ref: 1234-4925-6300-0336-7296

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: ///dolly.tangent.polite

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