



THE STORY OF

2 Rosedale Farm Barns

Weybourne, Norfolk

SOWERBYS



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2 Rosedale Farm Barns

Station Road, Weybourne,
Norfolk, NR25 7HE

Perfectly Located Within the Heart of Weybourne

Moments Away From Village Amenities
and Public Transport

Beautiful Barn Conversion

Two Bedrooms

Two Bathrooms

Car Port

Private Garden with Stream Flowing Through it

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“We would describe our home as characteristic, picturesque, and contemporary.”

Nestled in the picturesque countryside of Weybourne, 2 Rosedale Farm Barns offers a unique blend of rustic charm and modern comfort. This stunning barn conversion is part of an exclusive complex, combining traditional aesthetics with contemporary living. The property exudes character, with its original wooden beams and vaulted ceilings, creating a warm and inviting atmosphere that is perfect for those seeking a tranquil retreat.

This delightful home features two generously sized bedrooms, providing ample space for relaxation and rest. The thoughtful layout includes a spacious ground floor bedroom, ensuring

accessibility and convenience. The second bedroom, located on the first floor, offers a versatile space which provides the perfect blend of functionality and comfort. Each bedroom is designed with attention to detail, ensuring a peaceful and restful ambiance.

The property boasts two beautifully appointed washrooms, catering to the needs of a modern lifestyle. The ground floor shower room features contemporary fittings and fixtures, offering both functionality and style. The en-suite bathroom to the ground floor bedroom adds an extra layer of privacy and convenience. These well-designed spaces ensure that your daily routines are both comfortable and efficient.





Practicality meets convenience with the inclusion of a dedicated car port, providing secure parking for your vehicle. The communal areas within the complex are meticulously maintained, offering a sense of community while ensuring your privacy. 2 Rosedale Farm Barns is more than just a home; it's a lifestyle choice, perfect for those who appreciate the blend of rural charm and modern living in the heart of Weybourne.





“Our favourite spot is sitting in the garden, listening to the stream in the afternoon sunshine.”



SOWERBYS — a new home is just the beginning

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.

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ALL THE REASONS

Weybourne

IN NORFOLK
IS THE PLACE TO CALL HOME



Just three miles west of Sheringham, Weybourne is familiar to many as a stop on The Poppy Line steam railway, which is a magnificent way to arrive at this unspoilt coastal village. You might spot pretty Weybourne Windmill as you ride the line, which local legend says once signalled to smugglers with the turn of its sails whether the coast was clear to land.

The mill was later home to Mr and Mrs Dodds who were arrested as spies during World War II, after police spotted the couple using the windmill to signal out to sea and discovered a radio transmitter. East Anglia's proximity to Europe meant it played a key role in the war effort and a secret World War II military site to the left of the village, Weybourne Camp, which was visited by Churchill is now home to the Muckleburgh Collection, one of the UK's largest privately owned displays of guns and military vehicles.

Following Station Road, turn into Church Street where the medieval All Saints Church sits, and behind it Weybourne Priory, once home to Augustine monks. Further along is The Ship Inn, a traditional village pub which has been serving locals since the 1800s. Enjoy one of its wide selection of local ales and artisan gins as you enjoy seafood freshly caught just footsteps away. If you follow Beach Lane down to the coastline, you might see the boats which fish the waters for their catch.

Take the coastal path west towards pretty Cley and Salthouse Marshes or head east back to Sheringham. Surrounded by fields, woodland and heathland in an Area of Outstanding Natural Beauty, with its village shop, tea room, many traditional cottages and period homes this is a wonderful place to call home.



Note from the Vendor



“We love our barn conversion, it has a lot of character and is located in a beautiful and quiet area in Weybourne.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity and drainage. Electric heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

E. Ref:- 8800-1146-0322-0327-3543

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: ///ignoring.pythons.perusing

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SOWERBYS



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