



THE STORY OF

3 Barnfield Cottages

Weybourne, Norfolk

SOWERBYS

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Weybourne, Norfolk
NR25 7HE

Elegant Victorian Residence

Three Double Bedrooms

Sitting Room and Garden Room

Period Features and Stylish Interior

Ground Floor Shower Room

Attractive Gardens

Gated Off-Street Parking

Prime Coastal Village Position

Close Walk to Beach, Pub and Village Store

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“We’d describe our home as homely, comfy and peaceful.”

Victorian elegance set within an idyllic coastal haven with a village pub, store and beach just a short stroll away.

‘3 Barnfield Cottages’ is a character home and offers an abundance of period charm and well-proportioned accommodation, showcasing the best of the Victorian period, making it perfect for a main residence, second home or holiday let.

Holding a surreal position within the heart of Weybourne village, this elegant home offers the most picturesque scenes whilst being a short walk to the village shop and deli, The Ship Inn gastro pub, and of course Weybourne’s beach. The beach is renowned for its sea

fishing and stunning panoramic views across the cliffs to Sheringham to the east, and the Muckleborough collection and Salthouse coastline to the west.

Presented in excellent order throughout, this fine period residence has been a much loved and enjoyed family holiday home for the present owners, whilst being meticulously kept and maintained.

Charming period features blend effortlessly with a stylish and fresh interior design to create a refined and comfortable environment. A classic bay windowed sitting room oozes style and elegance with an ornate open fireplace and high ceilings.



A wonderful kitchen/breakfast room features solid oak freestanding cabinetry, rustic tile flooring, pantry and ample space for dining. Off the kitchen is a utility area and access to a ground floor shower room and WC.



Off the elegant main hall is a fantastic garden room that currently provides an opulent dining area for family gatherings, and has direct views and access over the enclosed gardens.





To the first floor you will find two double bedrooms, with the principal bedroom notably featuring a decorative fireplace and walk-in wardrobe. Off the landing a well-appointed bathroom serves the bedrooms.



A concealed staircase rises to the second floor which is dedicated to a delightful double bedroom. The generous bedroom arrangements mean that the property can comfortably accommodate six guests.





To the front of the house is a gated garden area with off-street parking and attractive soft landscaping. To the rear is a delightful, enclosed garden that enjoys a sunny south westerly aspect, with a paved terrace looking over lawns featuring colourful soft borders and a side area with a terrace. There is a garden store and an outside tap.



This exceptional location allows you to explore the North Norfolk coast via the Coastal Path, or maybe come inland just past Weybourne's Steam Railway to find Weybourne Park for gorgeous meanders through the countryside which leads on to either Sheringham Park or Holt Heath.



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.

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



“Our favourite spot in the house is the garden - its so rare to have a relatively private, mature, colourful garden.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity and drainage. Oil fired central heating. Broadband.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

F. Ref: 8563-7923-5670-5241-9992

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: ///stunts.dizziness.tadpoles

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