



S



CHURCH FARM  
BARNs

THE STORY OF

# Church Farm Barns

*Wickmere, Norfolk*

SOWERBYS



THE STORY OF

# Church Farm Barns

Regent Street, Wickmere, Norfolk  
NR11 7NB

---

Unique Barn Conversion Complex

Successful Holiday Let Business

Scenic Countryside Location

Close Proximity to Local Amenities

Mix of Residential and Business Use

Spacious and Versatile Layouts

Communal and Private Outdoor Spaces

Parking for Several Cars

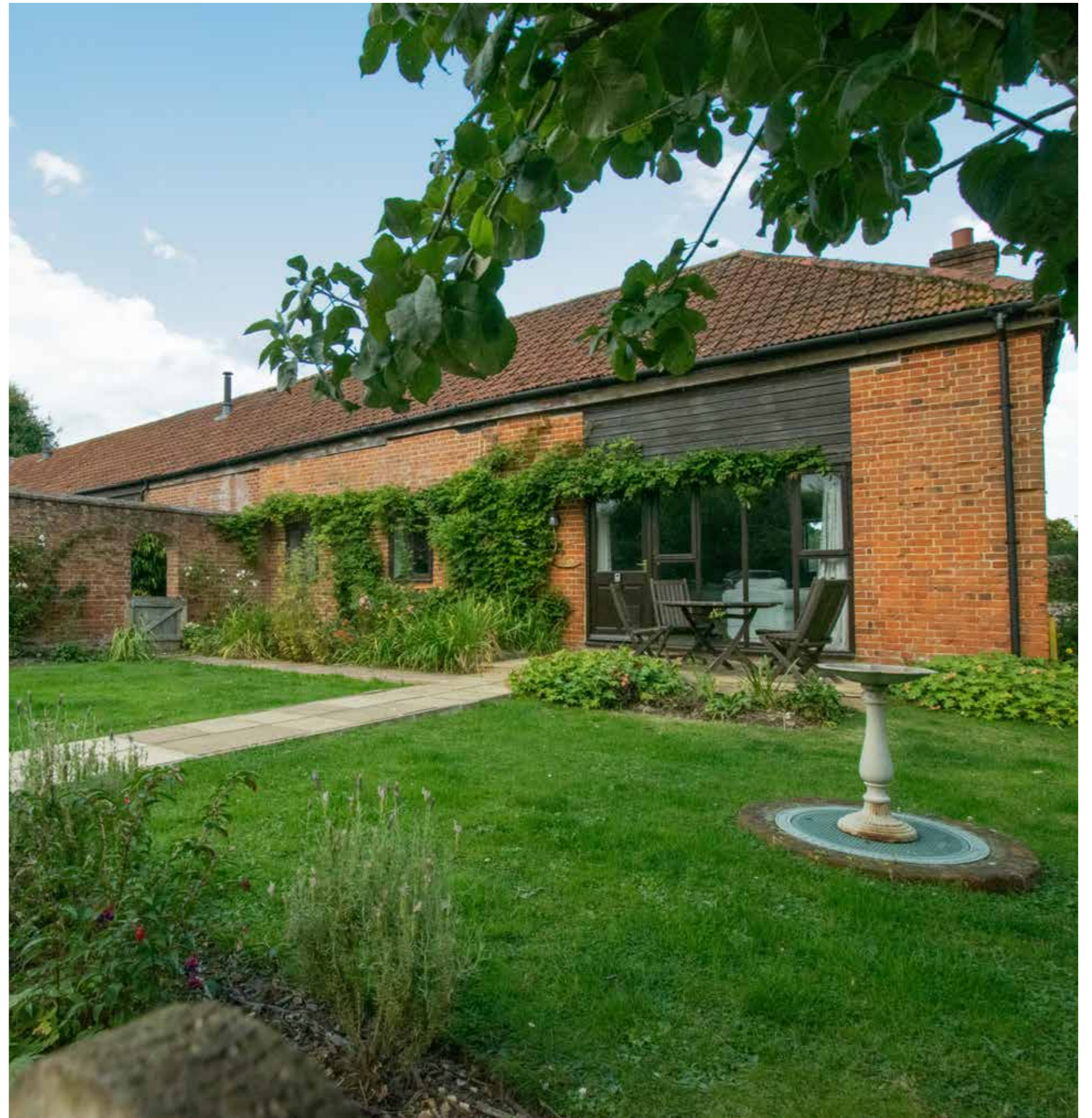
Perfect Investment Opportunity

---

**SOWERBYS HOLT OFFICE**

01263 710777

[holt@sowerbys.com](mailto:holt@sowerbys.com)



OWL BARN



Nestled in the rolling hills of Wickmere, this collection of four barn conversions offers a rare and lucrative investment opportunity. Currently operating as a highly successful holiday let business, each barn in this complex is fully self-contained and comes with its own private garden and parking areas. The barns are immaculately presented, equipped with modern amenities, and have been meticulously maintained.

The true appeal of this property lies in its idyllic countryside setting, perfect for nature lovers. Scenic walks abound, including a charming 15-20 minute stroll to The Saracen's Head, a six-bedroom Georgian inn known for its exceptional locally-sourced cuisine, all enjoyed against a backdrop of rural serenity. For those drawn to the coast, the beaches of Sheringham, Cromer, and Overstrand are just 9 miles away. The historic Georgian market town of Aylsham, less than 6 miles from the property, offers a wealth of independent shops, eateries, and essential amenities.

**The Barns:**

**Owl Barn:** A charming three-bedroom, single-storey barn that rests at one end of the complex, offering an expansive open-plan living space with plenty of room to relax. Beside Owl Barn is a large cart shed that is currently set up as a games area and storage, but would lend itself perfectly for further development-subject to planning permission.

**Corner Barn:** True to its name, Corner Barn occupies the central "elbow" of the L-shaped complex. Spread across two floors, it offers an en-suite bedroom on the ground floor and two additional bedrooms upstairs. A landing sitting area above the ground-floor living room adds an extra layer of privacy and versatility. Corner Barn is restricted to business use only.

CORNER BARN



BAILEYS BARN



Bailey's Barn: This delightful one bedroom barn is perfect for short stays. Despite its compact size, the first floor bedroom allows for a spacious reception area on the ground floor, creating a peaceful retreat. Bailey's Barn, like Corner Barn, is restricted to business use only.

Harvest Barn: The largest of the four, Harvest Barn spans nearly 2,000 square feet over two floors. With multiple bedrooms and bathrooms, this barn is as practical as it is charming, boasting features like a utility room and wrap-around garden. Its size and layout make it ideal for day-to-day living, and it would work well as a main residence.

Owl Barn and Harvest Barn anchor the complex, offering full residential status. Harvest Barn could serve as a primary residence, with Owl Barn potentially used as an annexe. Together, they could facilitate the management of Corner Barn and Bailey's Barn, which are designated for business use. Though the barns share a low-maintenance communal space, each has its own designated area for alfresco dining, perfect for enjoying the sounds of Norfolk's wildlife. Harvest Barn has its own private parking, while the remaining barns offer ample parking for multiple vehicles.



This exceptional property not only provides a taste of idyllic countryside living but also offers a thriving business opportunity in the heart of Norfolk.

HARVEST BARN



Harvest Barn is such a tranquil place to live...we loved our time here.



## HARVEST BARN



Approximate Floor Area  
 1964 sq. ft  
 (182.40 sq. m)

## CORNER BARN



Approximate Floor Area  
 1850 sq. ft  
 (171.90 sq. m)

## OWL BARN



Approximate Floor Area  
 734 sq. ft  
 (68.20 sq. m)

## BAILEYS BARN



Approximate Floor Area  
 574 sq. ft  
 (53.40 sq. m)

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.

Copyright V360 Ltd 2023 | www.houseviz.com

# Wickmere

## A PERFECT COUNTRYSIDE IDYLL

Wickmere is a small, picturesque village located in the heart of the Norfolk countryside. Mentioned in the Domesday Book, its church dates from the 14th century. Less than a mile away is The Saracen's Head, a well regarded Georgian Inn, and around 2 miles away is Aldborough, a larger village offering further amenities including a shop, GP Surgery and dispensary, Post Office, and primary school. The local community centre hosts an array of clubs, from zumba and yoga, to amateur dramatics, art and film.

Wickmere is ideally situated near some of Norfolk's most iconic landmarks and natural beauty spots. Just a short drive away is Felbrigg Hall, a grand 17th-century Jacobean mansion surrounded by beautiful parkland, and another nearby treasure is Blickling Hall, a magnificent stately home that was once the residence of the Boleyn family. Both are managed by the National Trust, and are popular destinations for both history enthusiasts and nature lovers.

Wickmere is also conveniently located near the charming Georgian market town of Holt, which is known for its independent shops, galleries, and cafes. Holt serves as a cultural and shopping hub for locals and visitors alike, with its pretty streets and traditional Norfolk charm.

For those who enjoy the coast, Wickmere is just a short distance from the stunning North Norfolk coastline, where you can explore beautiful beaches, nature reserves, and quaint seaside villages. Cley-next-the-Sea and Blakeney are popular coastal spots nearby, renowned for birdwatching and coastal walks.

With its charming surroundings and proximity to key landmarks, Wickmere offers a tranquil escape while still being close to some of the county's most sought-after destinations.



### Note from the Vendor



“...removed from the hustle and bustle, yet central to some of the best attractions in North Norfolk.”

Wickmere is under 10 miles from the coast and other fantastic places to visit



### SERVICES CONNECTED

Mains electricity and water. Drainage to septic tanks. LPG fired heating to Owl Barn and Baileys Barn, oil fired heating to Corner Barn and Harvest Barn.

### COUNCIL TAX

The properties are registered for business rates.

### ENERGY EFFICIENCY RATING

Harvest Barn - D. Ref:- 2268-5020-7282-3335-6984

Owl Barn - E. Ref:- 8875-7422-3680-6397-8926

Baileys Barn - To be confirmed

Corner Barn - To be confirmed

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: ///montage.ticked.willpower

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.



# SOWERBYS

To mark our 30th anniversary year, we're making a donation to these Norfolk charities every time we sell a home

Nelson's  
Journey

 St Martins  
more than a home  
for the homeless

 mind  
Norfolk and  
Waveney

 Cancer  
Charity  
— EST. NORFOLK 1983 —

 East Anglian  
Air Ambulance

Sowerbys Estate Agents Limited is a company registered  
in England and Wales, company no: 05668606.  
Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

