



THE STORY OF

# 4 Church Farm Barns

*Aylmerton, Norfolk*

**SOWERBYS**



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# 4 Church Farm Barns

Aylmerton, Norfolk  
NR11 8PU

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Exclusive Private Development in Aylmerton,  
near Sheringham and Cromer

Three Spacious Bedrooms (One Ground-  
Floor En-Suite) and Three Bathrooms

Exposed Beams, Flintwork, and  
Thoughtfully Designed Interiors

Ground-Floor Bedroom and Convertible  
Office Space for Future Needs

Landscaped Gardens with a Tranquil Pond,  
Patio, and Secluded Seating Areas

Large Double Garage with Workshop  
Potential and Parking for Several Vehicles

Close to National Trust Heathlands,  
Coastal Trails, and Vibrant Amenities

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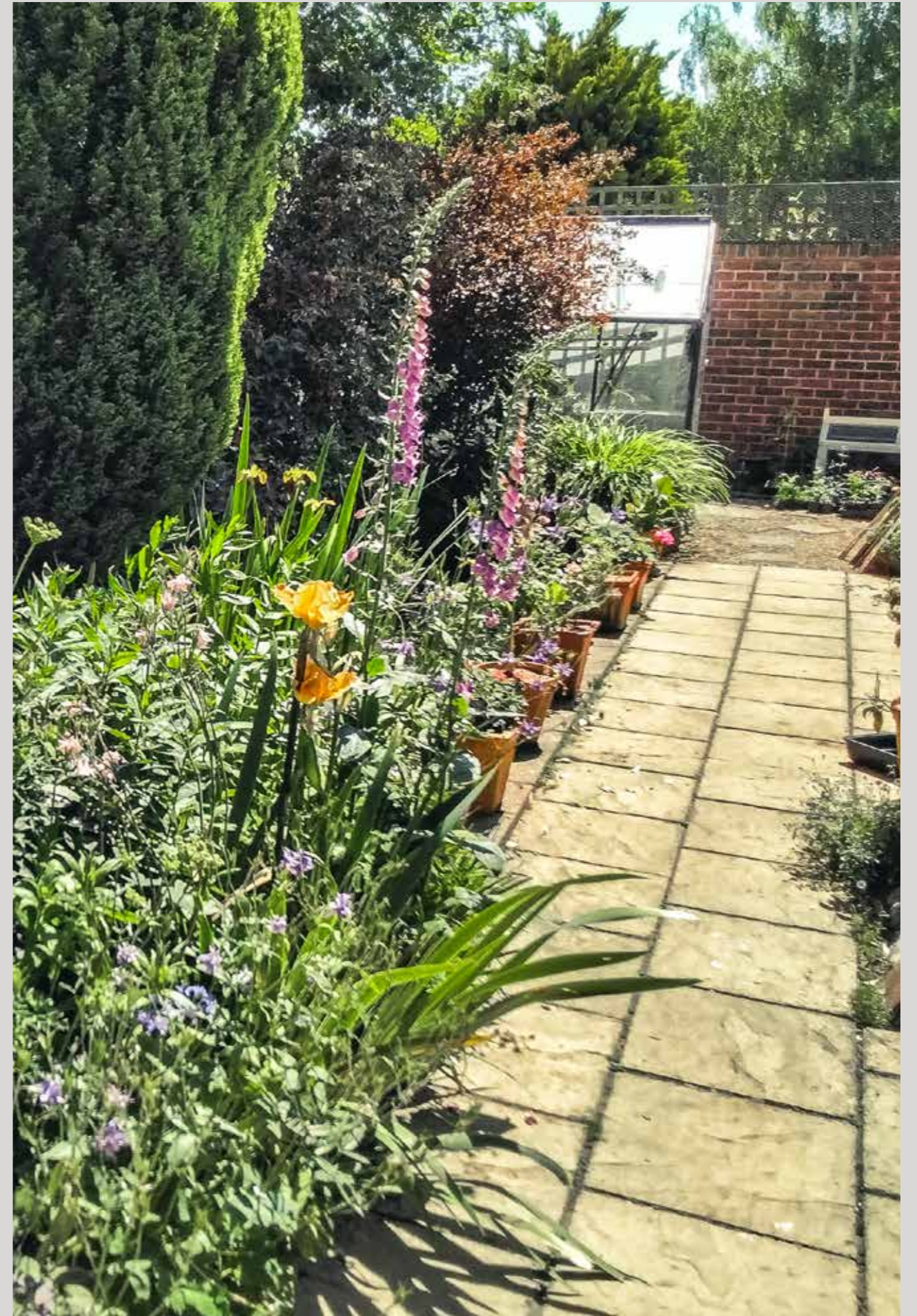


A beautifully presented detached family home, 4 Church Farm Barns is a stunning barn conversion crafted by the renowned Avada Homes. Situated in a small, exclusive private development in the idyllic village of Aylmerton, North Norfolk, this property seamlessly blends countryside charm with modern sophistication. Ideally located between Sheringham and Cromer, the home offers the perfect balance of tranquil rural living and convenient access to the vibrant North Norfolk coastline, renowned for its sandy beaches, National Trust landmarks, and scenic trails through rolling countryside and protected woodlands.

The interior of this three-bedroom, three-bathroom property is a true showcase of character and craftsmanship. Designed with versatility in mind, one of the en-suite bedrooms is conveniently located on the ground floor, making the home adaptable to a variety of lifestyle needs. Originally conceived as a four-bedroom home, the property now features a generous dressing room adjoining the principal suite, complete with fitted wardrobes. Rustic beams, exposed flintwork, and elegant contemporary finishes create a warm and inviting ambience, while the thoughtful layout allows for seamless family living and entertaining. The current office space could easily be converted back into a fourth bedroom, offering flexibility for future requirements. workshop or studio, with additional parking for 3-4 cars on the spacious driveway.



Moving here gave us more space and plenty of new places to visit.



The exterior of the property is equally impressive, with meticulously landscaped gardens that wrap around the home. These private outdoor spaces include vibrant shrubbery, mature trees, secluded seating areas, and a patio perfect for al fresco dining or hosting family gatherings. A tranquil pond stocked with Koi and Grass Carp adds a touch of serenity, a small lawn space provides further opportunities for relaxation or gardening pursuits. A large double garage enhances the property's practicality, offering potential as a workshop or studio, with additional parking for 3-4 cars on the spacious driveway.

Set in the peaceful village of Aylmerton, this property offers not only an exceptional home but an outstanding location. With its proximity to the stunning North Norfolk coastline, local schools, amenities in nearby Cromer, and countless walking routes through National Trust heathland, 4 Church Farm Barns is a perfect blend of charm, practicality, and coastal lifestyle. This is truly a home to cherish.



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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# Aylmerton

PEACEFUL VILLAGE WITH CLOSE  
POXIMITY TO LARGER TOWNS

Located within the scenic landscape of North Norfolk, Aylmerton is a charming village that embodies the tranquility and natural beauty of the English countryside. Located just a few miles south of the bustling seaside town of Cromer, Aylmerton offers a perfect blend of serene rural living with convenient access to coastal amenities.

Characterised by its quiet, close-knit community and picturesque surroundings. With historic cottages, lush greenery, and winding country lanes, the village provides an idyllic setting for those looking to escape the pace of urban life. The heart of the village holds a timeless charm, with its traditional stone buildings and the beautiful 15th-century church of St. John the Baptist standing as a notable landmark.

Aylmerton boasts a warm and welcoming community spirit, with local events and activities that bring residents together. From seasonal fêtes and farmers' markets to community-led initiatives, there are plenty of opportunities for social interaction and engagement. The village hall and local clubs provide a base for various activities, fostering a sense of camaraderie among neighbors.

While Aylmerton maintains a peaceful village ambiance, it benefits from its proximity to larger towns like Cromer and Sheringham, where residents can access a wider range of shops, restaurants, and essential services. Cromer, known for its Victorian pier and traditional fish and chips, is only a 10-minute drive away and offers excellent local amenities, including schools, healthcare, and cultural events.



## Note from the Vendor



“We have loved living close to the coast, countryside, and the peace and quiet.”



### SERVICES CONNECTED

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

### COUNCIL TAX

Band F.

### ENERGY EFFICIENCY RATING

D. Ref:- 9350-2082-2490-2794-5385

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: ///clocking.added.butter

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# SOWERBYS

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

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Journey

 St Martins  
more than a home  
for the homeless

 mind  
Norfolk and  
Waveney

 Cancer  
Charity  
— EST. NORFOLK 1989 —

 East Anglian  
Air Ambulance

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