



THE STORY OF

# 3 Rosedale Farm Barns

*Weybourne, Norfolk*

SOWERBYS





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# 3 Rosedale Farm Barns

Weybourne, Norfolk  
NR25 7HE

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Perfectly Located Within the Heart of Weybourne

Moments Away from Village  
Amenities and Public Transport

Beautiful Barn Conversion

Two Bedrooms, Third Loft Bedroom  
and Two Bathrooms

Carport

Courtyard Garden

Vaulted and Beamed Ceilings

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Nestled in the picturesque countryside of Weybourne, 3 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.

The combined sitting, dining and kitchen area embraces the theatre and drama of the building with vaulted and beamed ceilings, rustic brick floors and exposed flint walls. A wood burning stove rises through the room to create a focal point and a cosy atmosphere.

The kitchen comprises hand painted in-frame cabinetry along with all the conveniences needed for short- or long-term stays.

Set across ground and first floor there are two generously sized bedrooms, providing ample space for relaxation and rest along with a further loft bedroom set within an open mezzanine area. The spacious ground floor, principal bedroom features a sumptuous en suite bathroom. 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.

A ground floor shower room features contemporary fittings and fixtures, offering both functionality and style.





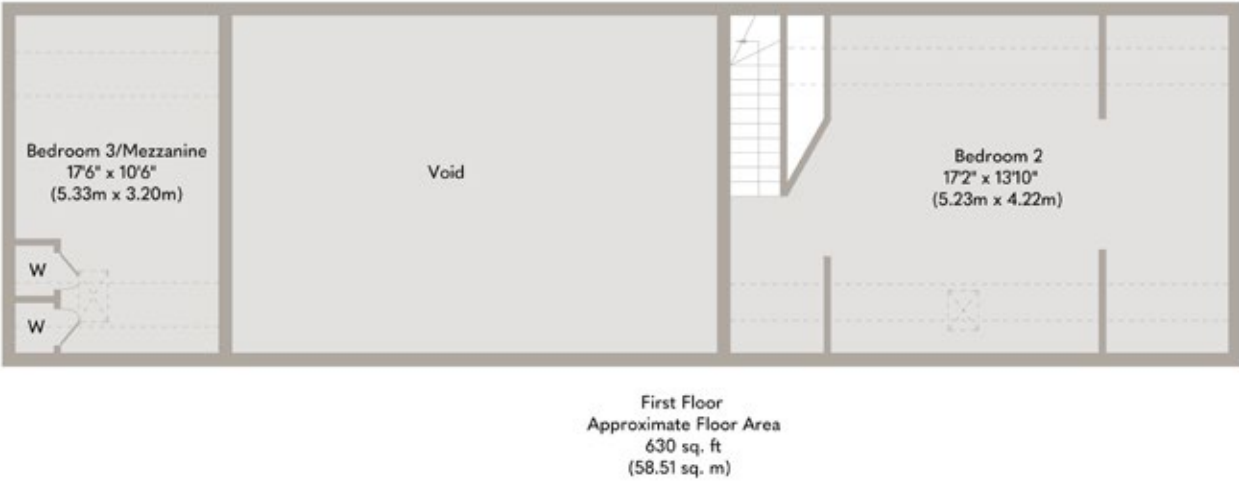
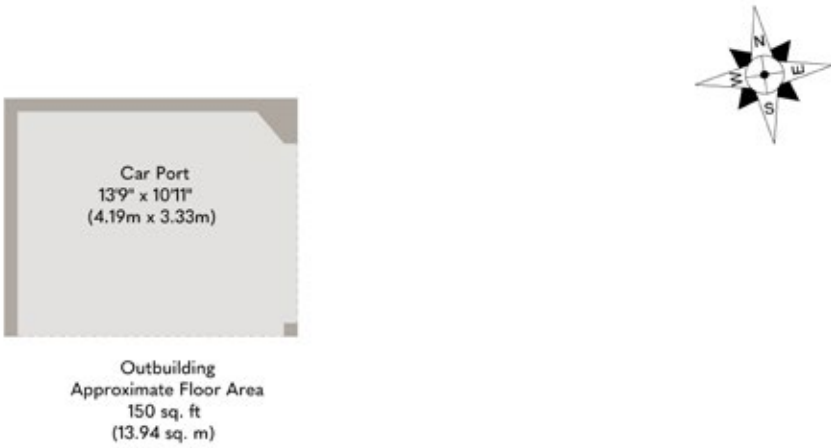
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Practicality meets convenience with the inclusion of a dedicated car port, providing secure parking for your vehicle. On the front elevation of the barn is a delightful, courtyard garden area ideal for outside dining and further parking options.

The communal areas within the complex are meticulously maintained, offering a sense of community while ensuring your privacy. 3 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.



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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# Weybourne

WHERE HISTORY AND  
NATURE MEET

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.

Additionally, Weybourne boasts The Maltings, a relatively new restaurant and hotel within walking distance, offering a delightful dining and accommodation experience. Don't miss the proximity of the beach and Sheringham Park, perfect for enjoying the natural beauty of the area.



## Note from Sowerbys



“...a versatile space which provides the perfect blend of functionality and comfort.”



### SERVICES CONNECTED

Mains water, electricity and drainage. Electric central heating.

### COUNCIL TAX

Band to be confirmed.

### ENERGY EFFICIENCY RATING

D. Ref:- 0458-3052-8203-7325-4200

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: ///infants.atlas.blank

### AGENTS NOTE

3 Rosedale Farm Barns is an established holiday let, already rated as a business, which allows a new owner to utilise the home for holiday purposes for up to around 200 days each year, while more than covering their annual costs. A gross rental income of around £30,000 pa is regularly generated to provide a profit of more than £10,000 pa. (More detailed figures available on request). As a business rated property there is no council tax to pay, although you do have to pay for refuse collection, which is around £540 pa.

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

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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