



2 Cromes Barn  
Foulsham Road | Wood Norton | Norfolk | NR25 6FJ

# QUIET BARN SANCTUARY



This characterful semi-detached barn conversion offers calm, light filled living in a discreet village setting, with high ceilings and generously sized rooms, and a strong connection to its gardens and the surrounding countryside.

Behind the traditional brick and flint elevations lies a stylishly updated interior.

Thoughtfully reconfigured over the last decade to create a comfortable permanent home or luxurious rural retreat with excellent links to schools, rail connections and the north Norfolk coast.







# KEY FEATURES

- A Wonderful Semi-Detached Brick and Flint Barn Conversion
- Two Double Bedrooms with Fitted Wardrobes and Family Bathroom
- Triple Aspect Sitting Room with High Ceilings and Over-Sized Sash Windows
- Open Plan Kitchen Dining Room with Modern Fittings and Garden Aspect
- Fully Boarded Loft Conversion Space with Staircase Access offering Scope for Further Accommodation Subject to Consents
- Charming Mature Gardens with Lawn, Established Planting and Enclosed Rear Terrace
- Converted Garden Studio Ideal for Creative Work or Home Office
- Private Hardstanding Parking Area Opposite the Property for at least Two Vehicles
- Idyllic Village Location within Easy Reach of Holt, Fakenham and the North Norfolk Coast
- The Accommodation extends to 1,466sq.ft
- Energy Rating: E

An appealing opportunity for buyers seeking a distinctive period home, this unique property combines striking barn architecture with manageable proportions, modern comforts and the flexibility of studio and loft spaces in a well-connected rural village.

## Rich Heritage

"Cromes Barn originates from the 1800s and remains exceptionally well preserved, with solid brick-and-flint walls and original beams and features," the owner said. Originally converted in the 1970s by a husband-and-wife team, the barn forms part of what was once a single working farm, now an attractive cluster of homes that blend full-time residences with holiday properties while retaining the site's historic character. The result is a distinctive period residence that marries authentic fabric and proportions with a clear, practical layout that still feels fresh and contemporary. "We moved here in 2015, initially drawn to the high ceilings, abundant natural light, and the spacious indoor-outdoor feel. The home felt instantly calm, private, and surrounded by nature, with easy parking and a secure setting," the owner explained when asked what first drew them to the property. "Its location was also a major advantage, close to good schools, around 40 minutes between two train stations with direct links to London and airport transfers, and just a 30-minute drive from the north Norfolk coast."

## Light-Filled Spaces

On entering through the side door, the hall opens into a dramatic triple aspect sitting room where high ceilings, exposed beams and over-sized sash windows immediately set the stage for the barn's volume and natural light. This generous space runs the full depth of the house, offering defined areas for sitting and relaxing while framing views of the garden and neighbouring countryside that reinforce the sense of calm and privacy at the heart of this home.







# KEY FEATURES

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From the hall a doorway leads into the open plan kitchen and dining room, which also extends front to back with dual aspects, stone worktops and modern cabinetry creating a sociable hub for cooking and everyday meals. The dining area flows seamlessly from the kitchen towards the garden, with easy access out to the terrace and studio, so the ground floor works equally well for quiet daily life or informal entertaining. Upstairs, a bright landing serves two generous double bedrooms with fitted storage and an elegant family bathroom, while a staircase continues to a fully boarded loft room that currently provides excellent storage and offers clear potential for additional accommodation subject to the necessary consents.

## Improvement & Refinements

During their time at the property, the owner has carried out a comprehensive programme of upgrades to enhance both comfort and efficiency while preserving the barn's character. "During my 10 years here, I've made a number of significant improvements the entire roof has been replaced, solid wood flooring has been installed throughout, the heating system was reconfigured with a new combi boiler and radiators and both the kitchen and bathroom were modernised," they said. The septic tank has been upgraded with a Mantair treatment unit that meets current eco standards and is serviced annually, and part of the external outbuilding has been converted into a compact working sound studio with new doors, windows and electrics.

## So Much To Offer

What makes the property so special is the way its barn architecture translates into uplifting everyday spaces, with high ceilings, big windows and a strong sense of volume that still feels easy to live with. "What truly sets this home apart is the sense of calm and clarity you feel from the moment you wake up," the owner reflected, highlighting how the layout supports family life, work and quiet downtime within the same coherent environment. The combination of rural heritage, thoughtful modernisation and a peaceful setting make this a home that feels both restorative and practical.

## Outside

To one side of the barn a lawned garden is enclosed by hedging and mature planting. "It's a good size, simple, manageable, and beautiful in spring when the hydrangeas bloom and birdsong fills the air," the owner remarked. "On clear nights, the sky is filled with stars." At the rear, an enclosed courtyard-style terrace sits within original brick and flint walls and links directly to the converted studio, forming a sheltered spot for seating and outdoor dining. The garden studio itself has been fitted out as a compact workspace, ideal for creative projects or home working away from the main house. A private hardstanding area lies opposite the house on the other side of the lane, providing parking for at least two vehicles together with space for bins. This concrete, fenced area also includes a right of way at the front for a neighbour to access an adjoining meadow, while the approach to the property along the quiet lane reinforces its discreet setting.











































# INFORMATION

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## On The Doorstep

"The area offers the perfect balance of countryside calm with great connections," the owner noted, highlighting the proximity to good schools, two train stations with direct links to London and airports, as well as the short drive to the north Norfolk coast. Wood Norton itself is a pretty village graced with fine period properties and the historic All Saints Church, known for its six perpendicular nave windows and unusual brick tower. The neighbouring village of Foulsham offers a village store, post office and pub, while Pensthorpe Gardens and Nature Reserve, one of Norfolk's best-loved attractions, is just a short drive away. Pensthorpe lies within the Wensum Valley, which acts as a migration corridor, and the reserve is made up of numerous different kinds of habitats, all of which attract different species. The Georgian market town of Holt, with its independent shops and eateries, and the market town of Dereham, with supermarkets and further amenities, are both around twenty minutes by car. The area is renowned for its countryside walks, wildlife, and sense of community, with village events centred around the church and hall.

## How Far Is It To?

The property is located not far from the B1110, which is the main road from Holt to Dereham, with both being around twenty minutes by road. And it is well positioned for access to both the coast and the city. It is approximately 7 miles southeast of Fakenham with its range of shops and a choice of supermarkets in addition to a weekly market, cinema and racecourse. It is around 21 miles northwest of Norwich which offers a wide range of cultural and leisure facilities, good schools and mainline rail links to London Liverpool Street. The North Norfolk coast, with its beaches and nature reserves, can be reached in under half an hour by car.

## Directions

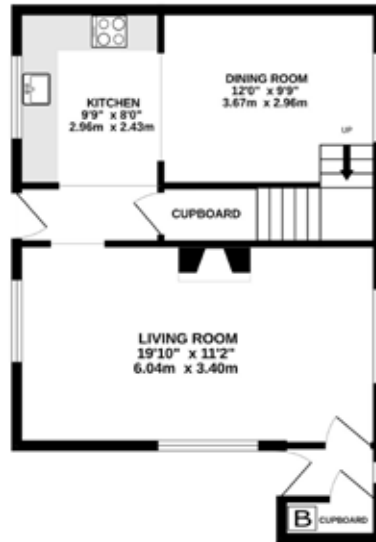
From Fakenham, take the A1067 for approximately 5.6 miles until the left turn signposted for Stibbard onto Fakenham Road/Moor End, then turn right into Wood Norton Road and continue for 1.3 miles. On arriving at the junction with the B1110, continue straight across onto Brush Hill heading towards Wood Norton. Passing the church on the left, the road becomes Church Road, then Foulsham Road. The property is located on the right as identified by a Fine & Country For Sale Board.

## Services, District Council and Tenure

Oil Central Heating, Mains Water, Septic Tank with Mantair Treatment Unit  
Broadband Available - please see [www.openreach.com/fibre-checker](http://www.openreach.com/fibre-checker)  
Mobile Phone Reception - varies depending on network provider  
Please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)  
North Norfolk District Council - Council Tax Band C  
Freehold



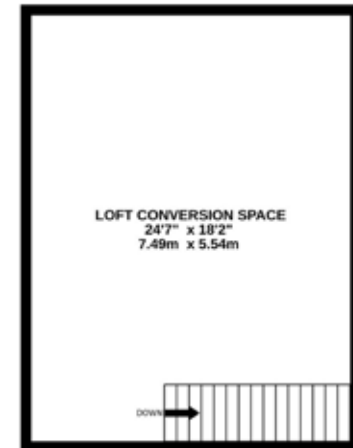
GROUND FLOOR  
558 sq.ft. (51.8 sq.m.) approx.



1ST FLOOR  
468 sq.ft. (43.5 sq.m.) approx.

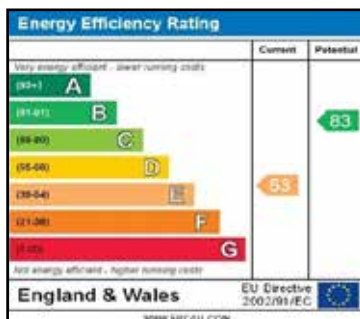


2ND FLOOR  
440 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA : 1466 sq.ft. (136.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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