



8 Church Farm Barns
Church Road | Aylmerton | Norfolk | NR11 8PU

PERFECT PEACE



“Relax and unwind at this beautifully converted barn, one of a small group on the edge of a North Norfolk village, offering easy access to coast and countryside.

Watch the wildlife, explore the Felbrigg estate, stroll to the local pub for dinner or simply stay cosy at home in front of the fire.

Whether as a weekend retreat and place to get away from it all, or a permanent home, this is somewhere you can easily imagine yourself putting down roots.”



KEY FEATURES

- A Beautifully Converted End Terrace Barn situated within a Small Group of Barns in the Village of Aylmerton
- Three Bedrooms, one of which is on the Ground Floor with an adjacent Shower Room
- Family Bathroom plus the Principal Bedroom benefits from an En-Suite Shower Room
- Kitchen/Dining Room with Separate Utility Room and Pantry
- Sitting Room and First Floor Mezzanine Landing Study Area
- Private Low Maintenance Garden
- En Bloc Single Garage with Plenty of Further Parking Available
- The Accommodation extends to 1,539sq.ft
- Energy Rating: D

This is a gorgeous barn with lots of original character, including exposed flint inside and out and wonderful old oak timbers. It's been in the same ownership since it was first converted, which testifies to its success, and has been the setting for many happy memories for the current owners, their parents, children and grandchildren. It's ideal as a holiday home for all the family but would also be a very special main residence.

Comfort In The Countryside

Dating back to the late 1800s, this is one of a small group of barns that originally belonged to a pig farm. The barns sit in a lovely position adjoining the Felbrigg estate and were converted in the early 2000s. The work was done very sympathetically, and with this barn in particular you have a wonderful sense of the scale of the building but it also feels very intimate and welcoming. Rustic yet high spec, traditional but with modern comforts, this is a home that works in so many ways. The current owners were looking for a holiday home in the area when they came across the barn and were able to input into the finishes. It's been much loved by the wider family ever since and they come up here whenever they can to get away from the hustle and bustle of London living and enjoy a more relaxed pace of life in the fresh country air.

For All The Family

The accommodation offers a clever balance of open plan areas with clearly defined rooms that are very usable. There's a ground floor shower and bedroom, ideal if you're looking for a private guest suite or bedroom for anyone with limited mobility. The hall leads you into a large open plan kitchen and dining area, delineated by the central island unit. You have a door to the outside space, a view over the garden when you're washing up, a walk-in pantry and separate utility room and plenty of room to chat to family and friends over dinner or drinks.





KEY FEATURES

The staircase separates the dining area from the sitting room, which is also a great size and has a glazed wall with double doors for an easy flow and fresh air in summer, whilst in winter you can warm yourself in front of the woodburner, set within the magnificent brick chimneybreast.

Upstairs there are two bedrooms, one with an en-suite shower room and beautiful rural views, the other with access to the family bathroom. There's also a mezzanine study area, again with a beautiful view, and the owners have a sofa bed here for additional accommodation. With so much space for entertaining, the owners have been able to host all the extended family here with ease.

Exploring It All

Outside you have a private, low maintenance garden with space for little ones to play, plus plenty of parking outside the barn and the benefit of a garage. Standing in the garden you get a real sense of how peaceful this location is – often the only thing you'll hear is the sound of the birds. You can go straight from the barn to the Felbrigg estate and walk to your heart's content, or explore the other footpaths dotted around the area. There's a highly-regarded pub at the end of the road and a friendly community within the village. Head up to the coast and whether it's family fun at Cromer, fish and chips at Sheringham, a stroll along the sands at Holkham or crabbing at Blakeney, it's all within easy reach. You also have a number of pretty towns nearby, including Holt, Aylsham and Reepham. Sheringham Park is a popular place to walk the dogs, or marvel at the rhododendrons in spring, with stunning views from the viewing towers. When you're ready for a spot of shopping, Norwich is less than half an hour from your front door.





























INFORMATION



On The Doorstep

The village boasts a fishing lake and also benefits from a playground, garage with shop and Post Office, popular fish and chip shop, Norman church, pub and primary school, so there's plenty within walking distance. Hop in the car and you can reach the Norfolk Broads in half an hour or less, head up to Cromer or Sheringham, which are both very close, explore the attractive market towns of Reepham and Aylsham, or stroll around the historic homes and glorious gardens of Blickling and Felbrigg.

How Far Is It To?

Roughton is located on the A140 about 3 miles south of the coastal resort of Cromer and the North Norfolk coastline. The popular Georgian village of Holt is about 10 miles away and the independent school of Greshams has a very high reputation. The city of Norwich lies some 20 miles to the south and has a much wider range of facilities and amenities including a main line rail link to London Liverpool Street and an international airport as well as two shopping malls, restaurants, caf  s, cinemas and theatres to name but a few.

Directions

From Norwich proceed north on the A140. Bypass Aylsham and continue towards Cromer on the A140. Pass through Alby with Thwaite and on approach to Roughton take the 1st exit off the roundabout onto Chapel Road/B1436. Continue to follow the B1436 and at the roundabout take the 1st exit onto Holt Road/A148. Turn left onto Church Road and follow the road for a short distance, where the entrance to the barns will be found on the left handside.

Services, District Council and Tenure

Oil Central Heating, Mains Water, Mains Drainage

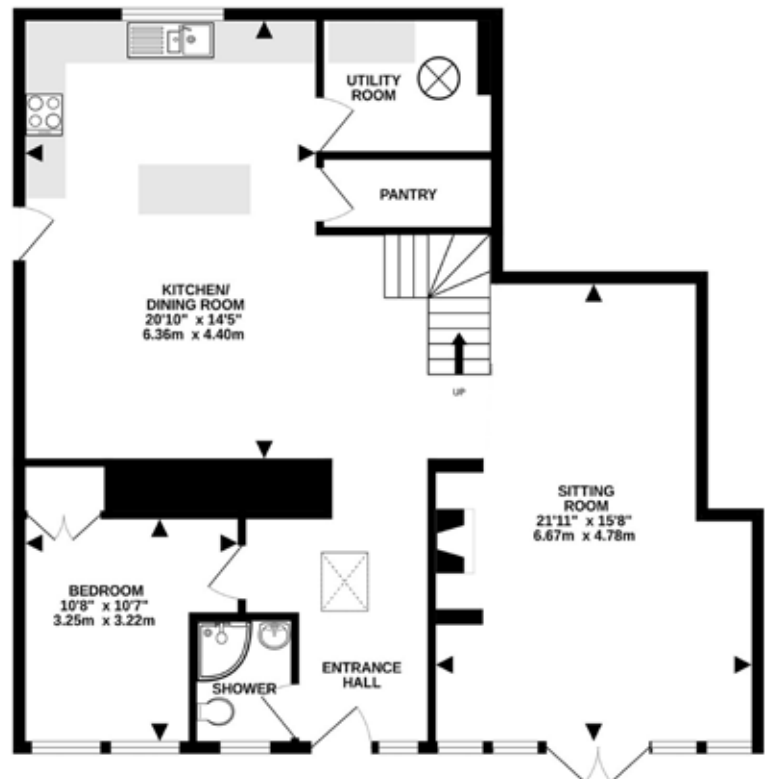
Fibre to Cabinet Broadband Available - vendor uses BT

Mobile Phone Reception - varies depending on network provider

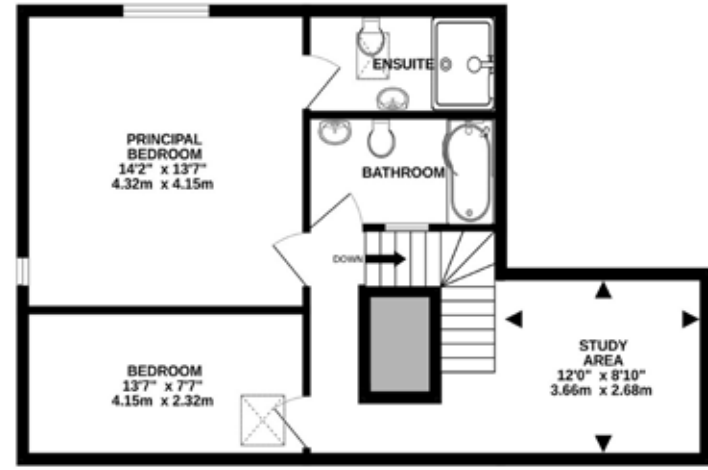
Please see www.checker.ofcom.org.uk - for Broadband/Mobile availability

North Norfolk District Council - Council Tax Band F

Freehold



GROUND FLOOR
993 sq.ft. (92.3 sq.m.) approx.



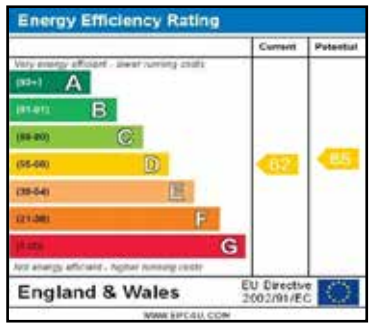
1ST FLOOR
540 sq.ft. (50.7 sq.m.) approx.



GARAGE
140 sq.ft. (13.0 sq.m.) approx.

FLOOR AREA - HOUSE (EXCLUDING GARAGE) : 1539 sq.ft. (143 sq.m.) approx.
TOTAL FLOOR AREA : 1679 sq.ft. (156.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. www.norfolkpropertyphotos.co.uk
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