



Grange Farm Barn  
Pollard Street | Bacton | Norfolk | NR12 0LF

# PERFECT PANORAMAS



“With spectacular views over open countryside to the sea beyond, this barn will blow you away.

Sitting up on the raised deck looking over to the coast, you can’t imagine a better place to be!

Just off the main road, down a quiet private lane, walking distance from the beach

but just a couple of minutes from the village, this is a superb secluded yet convenient setting.

The barn itself has been incredibly well finished with original character sitting comfortably alongside contemporary finishes.

All in all a highly desirable and welcoming home!”







# KEY FEATURES

- A Beautiful Thatched Barn situated in the Coastal Village of Bacton
- Four Ground Floor Bedrooms, Three En-Suites and a WC
- Large Entrance Hall and Garden Room
- First Floor Open Plan Living Area with Stunning Rotating Danish Fire and Numerous Beams
- Kitchen/Dining Room with Feature Brick and Flint Walls
- Access to Raised Decking Area with Far Reaching Views
- The Grounds extend to 0.57 of an acre (stms) and include Lawn Areas, a Mediterranean Garden, Raised Vegetable Beds and a Fruit Garden
- The Accommodation extends to 2,913sq.ft
- Energy Rating: C

A beautiful barn set in glorious countryside, finished to an incredibly exacting standard in lovingly landscaped gardens, there's so much to enjoy at this enviable abode. Well-proportioned rooms are flooded with light and you have a wonderful mix of open plan spaces and more intimate rooms, perfect for parties or quiet relaxation. Walking distance from the beach but far enough away to enjoy total tranquility, come to view the barn and you won't want to leave!

## Character Meets Contemporary

Parts of the barn are thought to date back as much as 400 years and when it was converted, by a highly respected local family firm, the builders retained as many of the original features as they could, with areas of exposed flint, glorious solid oak timbers, a thatched roof and more. They also introduced a number of contemporary comforts and stylish fittings, such as the Danish feature fire in the sitting room that rotates, underfloor heating throughout the whole barn, engineered oak and travertine flooring and more besides. The current owners are the only ever occupants and have further improved the barn during their years here, fitting new and low maintenance windows in place of the wood, with bifold doors framing views across the garden. The result is a home that will seriously impress, but it's also one that offers a warm welcome and allows for flexible living to suit every stage of family life.









# KEY FEATURES

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## Impeccable Design

The barn has an 'upside down' layout to make the most of the superlative views. It also allows for the bedrooms to have access to the garden, which works really well and elevates the already beautiful rooms. The bedrooms are all a good size and three of them have their own en-suite. One has an office or dressing area, while another has a large wardrobe, so plenty of space for even the most eager of shoppers! The garden outside each of the three larger bedrooms has been designed to offer a view unique to that room, with a Mediterranean garden outside the principal suite, raised beds with colourful planting outside another bedroom and a traditional English garden outside a third. You can lie in bed with the doors wide open and enjoy the fragrance and colour as you wake up with a morning cuppa. There's also a garden room with bifold doors to the rear garden and space for seating in the reception hall. Upstairs, the owners have cleverly created zones within the magnificent open first floor, with a stylish contemporary kitchen at one end with room for dining, a relaxation area with snooker table and a seating area around the fireplace. The highlight is the raised deck, with seating for eight, looking eastwards to the sea. Real wow factor and a place you could while away many a happy hour!



## Fresh Air And Open Space

The owners are keen gardeners and have enjoyed landscaping the half acre plot. They have a large lawn dotted with ornamental trees where their grandchildren can run around, plus a very productive fruit garden with apple, pear, plum, peach, apricot, cherry, fig and rhubarb. It's truly peaceful in the garden because you're off the beaten track here and far enough from the coast that you don't get disturbed by summer visitors. You'll have plenty of wildlife to keep you company instead. You can walk to the beach in around ten minutes – and what a beach! This stretch of coast has some glorious golden sands and is something of a hidden gem, less busy and less well-known than its North Norfolk neighbours but with a lot to offer. There are several amenities in the village including first class takeaways and a useful shop, with more facilities in nearby Mundesley. The market town of North Walsham and the historic city of Norwich are also in easy reach. The owners travel a lot with work and often commute to London, so being able to hop on a train has proved useful, as has Norwich airport. And when you return home from a busy trip, you can feel yourself relax as you leave the outside world behind and come home to your beautiful barn.









































































# INFORMATION

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## On The Doorstep

Located close to the Norfolk coast, North Walsham (5 miles distant) is a popular market town with direct rail connections to Norwich. It has a Sainsbury's supermarket as well as a Waitrose and Lidl along with an independent butcher and bakers and a variety of shops and facilities. It is also within easy reach of the Norfolk Broads where there is an abundance of water activities and wildlife. The village of Mundesley is only 3 miles away and boasts a large range of amenities as well as a beautiful blue flag sandy beach where seals are often spotted close to the shore. There are also unique areas of unspoilt natural beauty, ideal for walking, cycling, bird watching and fishing and of course the famous East Ruston gardens.

## How Far Is It To?

Cromer is approximately 10 miles away and is often hailed as one of Norfolk's most attractive seaside resorts. It is renowned for crab fishing and whilst maintaining its Victorian charm, the town is an important residential, administrative and service centre for the growing population of North Norfolk. The Cathedral City of Norwich has a myriad of cultural and leisure facilities as well as a main line rail link to London Liverpool Street and an international airport.

## Directions

Leave Norwich on the A1151 Wroxham road. Proceed through the town of Wroxham and prior to reaching Stalham turn left signposted the B1159 to Bacton and Walcott. Upon reaching Bacton do not turn right at the main junction (the Coast Rd) but continue straight ahead past the de-restriction signs and upon reaching the hamlet of Pollard Street, take your first left hand turn signposted Pollard Street. Keep to your left following the track, whereby Grange Farm Barn can be found shortly after on your right hand side.

## Services, District Council and Tenure

Air Source Heat Pump to Underfloor Heating, Mains Water  
Private Drainage via Cesspool  
ADSL Broadband Available  
Mobile Phone Reception - varies depending on network provider  
Please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk) - for Broadband/Mobile availability  
North Norfolk District Council - Council Tax Band F  
Freehold

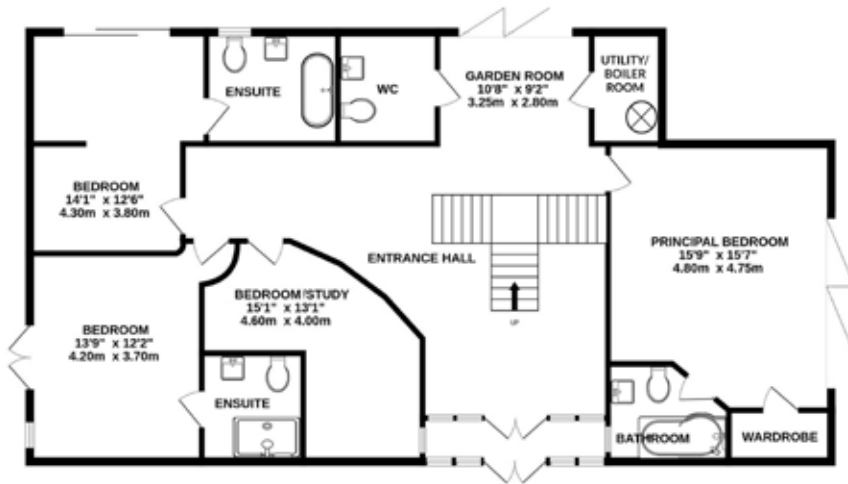
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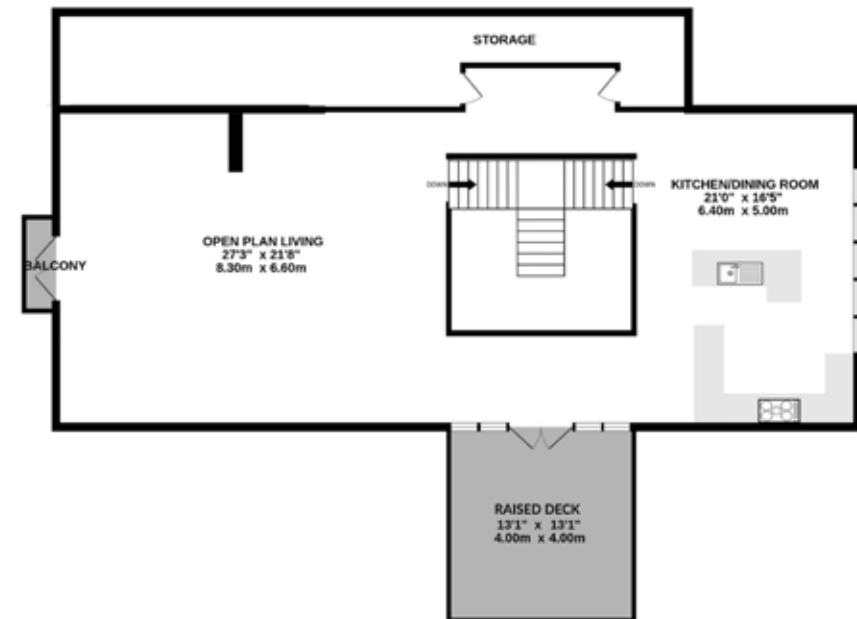
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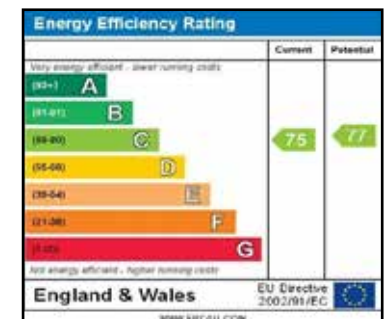
GROUND FLOOR  
1541 sq.ft. (143.2 sq.m.) approx.



1ST FLOOR  
1372 sq.ft. (127.4 sq.m.) approx.

TOTAL FLOOR AREA : 2913 sq.ft. (270.6 sq.m.) approx.

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