



THE STORY OF

# School Barn

*Northrepps, Norfolk*

SOWERBYS



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Northrepps, Norfolk  
NR27 0LG

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Stunning Detached Barn Conversion

Vaulted, Beamed Ceilings and Glazed Gable

Contemporary Kitchen and Luxury Bathroom

Detached Garden Barn for Studio or Guest Use

Seamless Open-Plan Layout Creating  
a Bright, Spacious Living Area

Two Generous Double Bedrooms  
with Exposed Beams

Landscaped Gardens with a Sunken Terrace,  
Manicured Lawns, and Sculpted Trees

Beautifully Landscaped Gardens with Sun Terrace

Peaceful Village Setting, Two Miles from the Coast

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Tucked away in the heart of the picturesque village of Northrepps, just two miles from the North Norfolk coast, School Barn is a truly exquisite example of a traditional Norfolk barn conversion. Beautifully blending the character of its flint and brick heritage with the ease of modern living, this striking home showcases vaulted and beamed ceilings, a stunning glazed gable, and a seamless open-plan layout that exudes space and light. Every element has been crafted with care, creating an elegant yet welcoming atmosphere - ideal as both a coastal retreat and a full-time residence.

The accommodation extends to approximately 1,000 sq ft and centres around a magnificent double-height living area that flows into a sleek, contemporary kitchen and dining space - the perfect setting for entertaining or quiet evenings in. Two generous double bedrooms, adorned with exposed beams, provide serene sanctuaries on the first floor, while the ground-floor bathroom adds a touch of everyday luxury. The detached Garden Barn offers additional flexible space - an inspiring studio, home office, or the perfect complement to alfresco entertaining - continuing the home's refined sense of versatility.

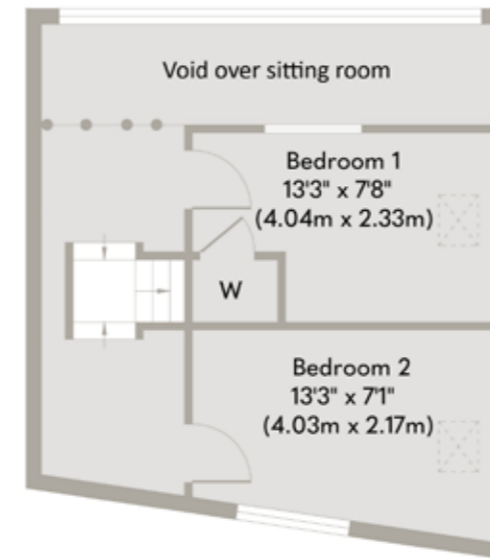
Outside, the gardens have been beautifully landscaped to provide private, tranquil spaces to relax and unwind. A sheltered front courtyard catches the evening sun, while to the rear, a sunken terrace offers an idyllic setting for outdoor dining, framed by manicured lawns, box hedging, and sculpted trees. With its timeless design, contemporary comforts, and superb village setting - complete with a friendly pub, village school, and the coast close by - School Barn embodies the very best of Norfolk living.





Elegant yet welcoming  
– perfect as a coastal  
retreat or full-time  
home.

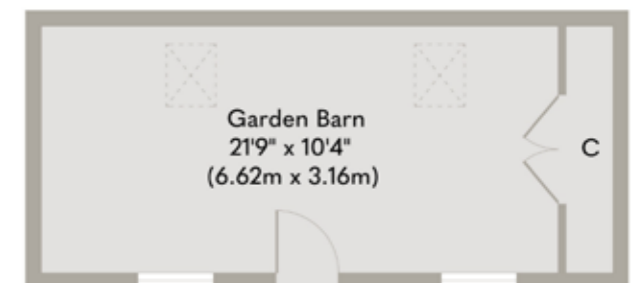




**First Floor**  
Approximate Floor Area  
297 sq. ft  
(27.60 sq. m)



**Ground Floor**  
Approximate Floor Area  
391 sq. ft  
(36.30 sq. m)



**Outbuilding**  
Approximate Floor Area  
252 sq. ft  
(23.40 sq. m)



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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# Northrepps

CHARMING COUNTRYSIDE  
COMMUNITY NEAR THE COAST

Northrepps is a delightful and highly sought-after village, perfectly positioned amidst glorious open countryside yet just a couple of miles from the stunning North Norfolk coastline. Brimming with charm and character, it offers a true sense of community and an idyllic pace of life, while remaining wonderfully connected to nearby towns and the city of Norwich.

At the heart of the village is a welcoming and close-knit community, with amenities that make day-to-day living a pleasure. Northrepps is home to a well-regarded primary school, a beautiful 15th-century church, and the much-loved Foundry Arms - a traditional village pub known for its friendly atmosphere, excellent food, and local ales. The vibrant village hall hosts regular events, from coffee mornings and quiz nights to seasonal fairs, ensuring there's always something to bring everyone together.

Surrounded by scenic walks and peaceful lanes, Northrepps is a haven for those who enjoy the outdoors. The nearby beaches at Overstrand and Cromer offer wonderful days by the sea, while the surrounding countryside is perfect for cycling, rambling, or simply soaking up the tranquillity of rural Norfolk life.

For those who like to explore a little further, the charming seaside town of Cromer is just a short drive away, offering a range of shops, cafés, and its iconic pier. The city of Norwich lies around 22 miles to the south, where you can enjoy a dynamic mix of history, culture, and modern living - from its cobbled Lanes and award-winning eateries to its vibrant shopping and arts scene.

Northrepps truly captures the essence of Norfolk living —peaceful, picturesque, and full of heart.



*Note from Sowerbys*



“A traditional Norfolk barn conversion just two miles from the coast.”



## SERVICES CONNECTED

Mains water, electricity and drainage. Electric central heating.

## COUNCIL TAX

Band C.

## ENERGY EFFICIENCY RATING

F. Ref:- 8011-6320-5959-1326-7992

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: ///hobbies.handbags.qualifier

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# 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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