



Manor Farm Barn  
The Street | Erpingham | Norfolk | NR11 7QD

# A NEW LEASE OF LIFE



“What was little more than a shell is now a magnificent barn conversion, renovated to a high standard and oozing with character and charm with the benefit of a large annexe. Set within a generous garden of over 1.6 acres in a lovely North Norfolk village, close to Aylsham, Holt and the coast, this is a home that has so much appeal and offers versatility.”



# KEY FEATURES

- A Stunning Barn Conversion with a Self Contained Annexe in the Village of Erpingham
- The Main Barn has Four Bedrooms, all with En-Suites
- The Principal Bedroom also benefits from a Dressing Room
- Large Open Plan Kitchen/Sitting Room with Vaulted Ceilings, Exposed Brick and Dining Area and Mezzanine Level
- Separate Utility Room and Ground Floor WC
- Snug, Boot Room and Games Room
- Outbuildings include a Large Cart Lodge, Workshop and Several Store Rooms
- The Self Contained Annexe has a Large Open Plan Kitchen/Living Room with Wood Burner, Bedroom and a Shower Room
- The Grounds extend to 1.67 acres (stms) with a Working Area, Greenhouse, Sunny Courtyard with Hot Tub Area and Large Wrap Around Terrace for Entertaining
- The Main Barn and Annexe extend to 5,290sq.ft
- Energy Rating: C

The owners have put heart and soul into converting this barn and the result is spectacular. Large open spaces with vaulted ceilings offer the perfect place to host a crowd, while more cosy intimate areas mean you can always find a quiet corner. Outside you can sun yourself on the terrace, bask in the bubbles in the hot tub or watch as your children or grandchildren play on the lawn. All in all, this is a seriously impressive family home.

## Part Of Village History

The barn dates back to 1724. The owners have been told that the Blickling estate once owned the property but when Blickling became part of the National trust the farm was sold off as it was on the outer regions of the estate, as they sold off many properties at that time in this way. This barn was the threshing barn and what is now the annexe was the dairy and milking parlour for the neighbouring farmhouse. The initials AOB can be found on the wall at one end and when the owners were converting the barn and digging out an area very near the annexe, they found a milk bottle with 'Banes' on it. The Banes family were tenant farmers going back 3 generations, and they owned the farm and dairy here. The owners have done property renovations before, but never anything on this scale, and they have had a wonderful time giving the once derelict barn a new lease of life. It took them a number of years, first creating the annexe and living there while the main barn was completed, and it's been a very happy home to them, with regular visits from their children and grandchildren - it's a home that works well for every generation.





# KEY FEATURES

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## Spectacular Spaces

On the ground floor, the heart of the barn is the magnificent open plan kitchen and living area, with a full height vaulted ceiling at the centre showcasing the scale and character of the barn. This is a lovely sociable space, with the dining area to one side and with two sets of doors giving you a connection with the outside space. It also feels comfortable and intimate, with a charming beamed sitting area with cosy log burner. There's a separate utility, which is always a bonus with an open plan kitchen, and the barn goes one better and has a boot room too. There's a ground floor bedroom suite, which is nicely tucked away and ideal for guests, an older child, or for anyone with limited mobility. You also have a snug and a games room on the ground floor. Upstairs you'll find three more en-suite double bedrooms and a very spacious landing that functions as another reception. The principal bedroom also benefits from a dressing room. Then there's the annexe. All on one floor, it has an open plan kitchen, dining and living area with two rooflights, two sets of double doors, plus an additional two windows, so the whole room is full of light. There's a log burner in the feature fireplace, then you'll see a shower room and double bedroom completing the accommodation. You could rent this out, have an elderly parent close at hand but still independent, use it for guests – whatever you need.

## Countryside And Coast

Outside there is a greenhouse and working area, so you can grow your own, plenty of room for children to play – and the garden is securely enclosed, so it's very safe. The owners have lived in this area for a long time and love it, so they knew they would be happy here. The village is friendly and has a strong sense of community, with coffee mornings at the village hall, a park for little ones, an active church group, a primary school and more. You have a garage and craft centre just up the road, plus plenty of incredible walks across open countryside, common land and more. You're close to the delightful and well served market town of Aylsham and to Blickling and Felbrigg. You're also near the coast, so you can enjoy all the delights of North Norfolk, walking your dog on the beach, surfing at Cromer, picking up fresh fish and chips and more.





















# The Annexe

















# INFORMATION

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## On The Doorstep

Erpingham is close to the Georgian market town of Holt, which is widely regarded as one of the most charming small towns in Norfolk, renowned for its wide selection of independent shops and dining establishments and offers a comprehensive range of amenities. These include public houses, butchers, fishmongers, renowned fish and chip shops, newsagents, a supermarket, a bakery, numerous coffee shops and several outstanding restaurants, among them a highly regarded Indian eatery and the famous Byfords café and restaurant. The market town of Aylsham, has a wide selection of high street shops as well as a large Tesco's supermarket and The Black Boys Hotel and Restaurant, renowned for its good food. Erpingham is near the historic estates of Blickling, Wolterton and Mannington. The popular public school of Greshams is only 10 miles away and the village of Itteringham boasts the award winning gastro pub The Walpole Arms.

## How Far Is It To?

The popular city of Norwich can be found 16.5 miles to the south offering numerous leisure and business facilities as well as café's, restaurants, theatres, cinemas, public houses and Europe's largest permanent covered market. There is also a great range of shops including Chantry Place and Castle Quarter malls. There is also a main line railway station with regular services to Cambridge and London as well as Norwich International Airport offering both international and domestic flights.

## Directions

Leave Norwich heading north on the A140 Cromer Road. Prior to reaching Aylsham, at the roundabout take the third exit and stay on the A140. Take a left hand turning signposted Erpingham onto The Street. Follow the road and the property will be found on the left hand side clearly signposted with a Fine & Country For Sale Board.

## Services, District Council and Tenure

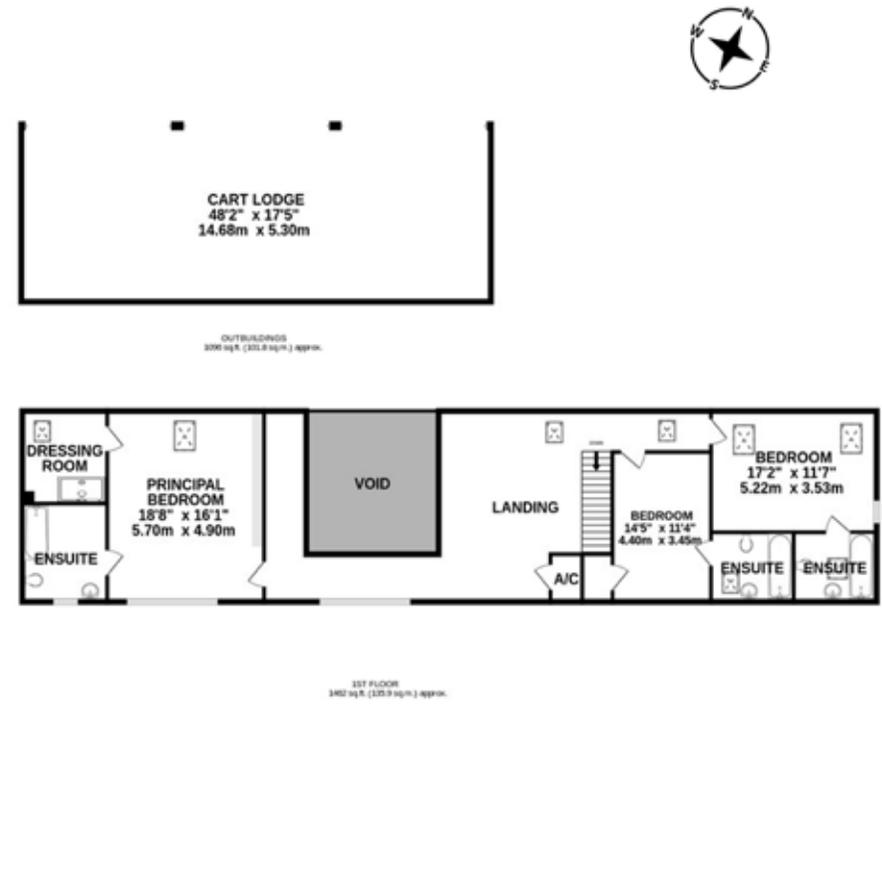
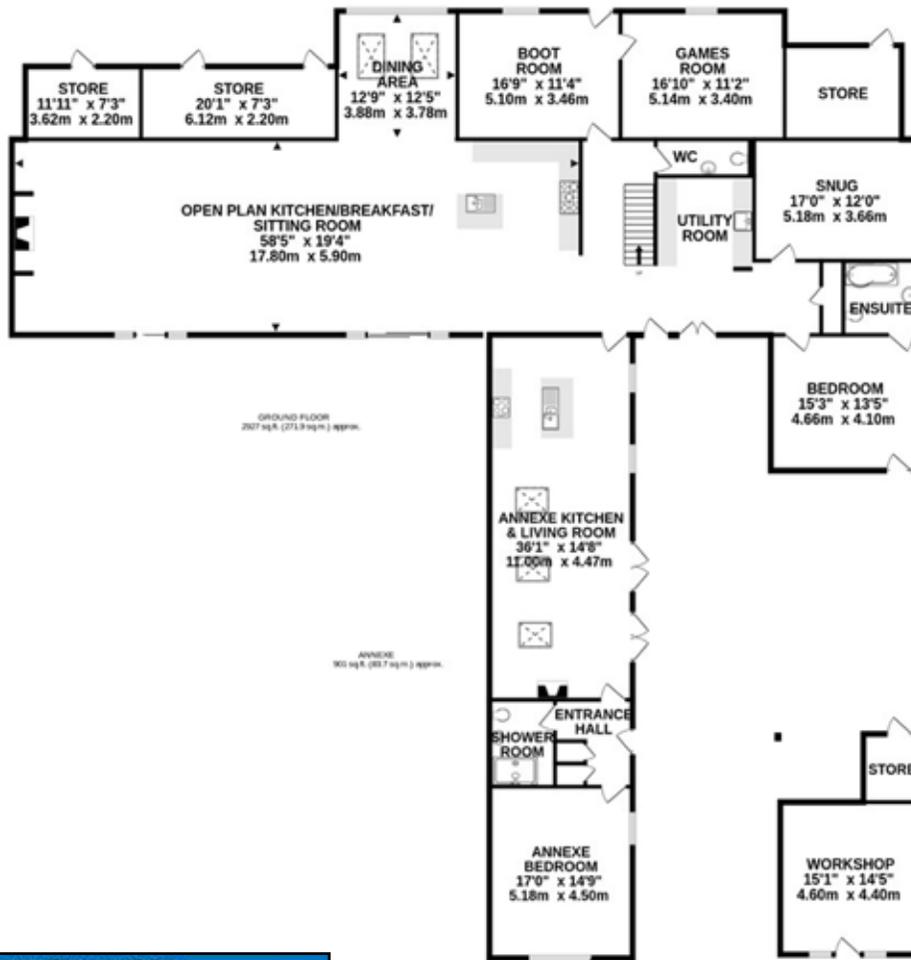
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Please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk) - for Broadband/Mobile availability  
North Norfolk District Council - Council Tax Bands G & A  
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FLOOR AREA - HOUSE (EXCLUDING ANNEXE & OUTBUILDINGS) : 4389 sq.ft. (408 sq.m.) approx.  
 FLOOR AREA - ANNEXE: 901 sq. ft. (83.7 sq.m.) approx.  
 TOTAL FLOOR AREA : 6386 sq.ft. (593.2 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 Made with Metropix ©2025



Energy Efficiency Rating		Current	Potential
Very energy efficient - lowest running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		70	72
England & Wales		EU Directive 2002/91/EC	
www.epcrea.com			

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