



Bridge Barn  
Main Road | Sidestrand | Norfolk | NR27 0LS

# HOME FOR THE HOLIDAYS



“Whether as a weekend retreat, holiday let or permanent home, this beautiful barn has so much to offer. Perfectly positioned near the clifftops, it’s set between Overstrand and Mundesley, just down to the road from the charming Victorian seaside town of Cromer, and has breathtaking views across open fields to the clifftops. Well designed and exquisitely finished, there’s no work to do here, so you can enjoy it all from day one.”



# KEY FEATURES

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- A Lovely Brick and Flint Semi-Detached Barn Conversion in the Coastal Resort of Sidestrand
- The Property is Currently Run as a Very Successful Holiday Let
- Three Double Bedrooms; Two Bath/Shower Rooms
- The Principal Bedroom benefits from an En-Suite
- First Floor Open Plan Living/Dining Room with Balcony
- Kitchen with Mezzanine Level Above
- Patio Areas and Communal Parking
- The Accommodation extends to 1,497sq.ft
- Energy Rating: D

The owners of this impressive upside-down home fell for the far-reaching views, proximity to the coast and to the character found within – and the appeal is clear to see. This is a property that's been designed to make the most of the setting and the result is a home that's both welcoming and attractive, brimming with charm and offering a wonderful balance between coastal and countryside living.

## Ready And Waiting For You

The barn is one of a group dating back to the 1800s. Whilst it was converted many years ago, more recently it was home to an interior designer who did it up to her taste, creating a very stylish home that seems perfectly suited to its setting. When the current owners came here, they loved the quality, character and finish and that there were no renovations to be done. They've spent a lot of time here, enjoying this as their second home, and have also rented it as a holiday let with a very healthy turnover, so it's been redecorated and refreshed every year to keep it maintained to a high standard.

## Full Of Charm

If you love character features, this is sure to be a winner! The pretty flint-fronted barn promises rural charm and the interior more than delivers. The ground floor, where you'll find the bedrooms, has areas of exposed flint and brick, plus oak beams, and two of the bedrooms also have French doors leading out. Upstairs, the semi-open-plan reception has some serious wow factor. The open nature of it makes it great for entertaining and for family get togethers and also showcases the structure and scale of the barn, yet each area is clearly defined and very usable, with a classic country kitchen, well-proportioned dining area, large sitting room and useful mezzanine.





# KEY FEATURES

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A feature brick chimneybreast rises up dividing the space, and the log burner within ensures it remains comfortable in the rooms even on the coldest of winter nights. French doors frame the glorious views and lead out onto the balconies, where you can soak up the sun and take in the outlook. The owners have enjoyed summer breaks here, and in winter they have big family Christmases around the table together. The upside-down arrangement of the rooms works so well.

## Coast And Countryside

In addition to the balconies, you also have two patios here, one of which is walled and very sheltered. There's also a lovely communal courtyard with irrigation system that residents here share. This means you have outside space where you can make the most of sunny days, but the barn is also a great lock up and leave as there isn't loads to maintain. It's ideal as a holiday let or weekend home, or if you're not green fingered and you just want private outside space in which to relax without having to work on it. There's certainly plenty to tempt you in the vicinity, with glorious green walks along the cliffs or the nearby footpaths – perfect for dogs. You can walk into Cromer, Overstrand or Mundesley too. There's even a holiday park a few minutes' walk from the barn, with a swimming pool, gym and restaurant, all of which the owners have made good use of over their time here. If you love wildlife, you'll enjoy watching the abundant birdlife in the surrounding countryside – how many varieties will you spot? And it's so peaceful here because you're set off the road with countryside around.























# INFORMATION

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## On The Doorstep

A small coastal village, Sidestrand is an area known locally as Poppyland, so-called for the waves of red flowers that fill the fields during the summer months. The clifftop landscape of fields and rolling countryside is near to Cromer. With its cliff-top setting, Cromer is an Edwardian family seaside town famous for its succulent Cromer Crabs and local seafood restaurants including Galton Blackiston's award winning fish and chips at No. 1 Cromer. It has long sandy 'blue flag' beaches, landscaped cliff-top gardens, Edwardian style promenades, boating lake, putting and bowling greens and a pier with the Pavilion Theatre at the end. Cromer has a good range of shops, a cinema, railway station with trains to Norwich, doctors and dental surgeries and schools catering for children of all ages. For leisure enthusiasts there are tennis and cricketing facilities, golf at the Royal Cromer Golf Club and the ever popular award winning beaches of North and North West Norfolk.

## How Far Is It To?

Sidestrand is located on the North Norfolk coast approximately 22 miles north of the cathedral city of Norwich, which has all the facilities you would expect from a county town including main line railway station to London Liverpool Street and international airport. Sheringham is approximately 7.5 miles to the west and the Georgian town of Holt 13 miles to the south west. There are several National Trust properties in the area, namely Felbrigg, Sheringham Park and Blickling Hall.

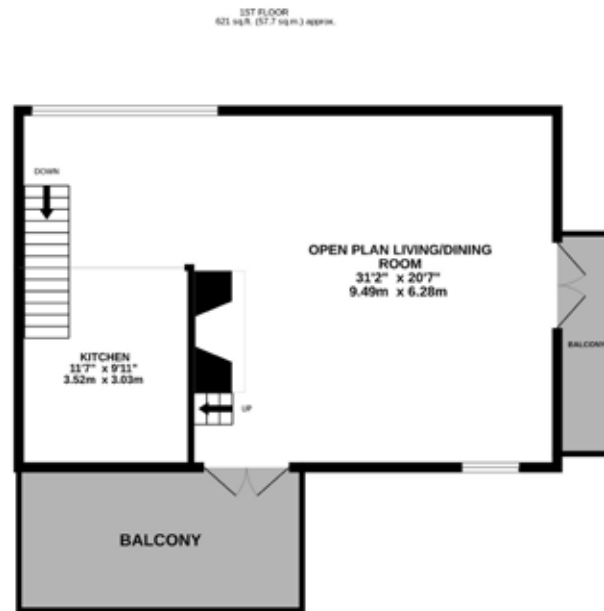
## Directions

Leave Norwich on the A140 Cromer road. At the roundabout at Aylsham take the 3rd exit and stay on the A140. The A140 turns left and becomes Norwich Road/A149. Turn right onto New Road and continue onto School Close. Turn right onto Nut Lane and then slight right onto Bulls Row. Turn left onto Church Street and continue onto Hungry Hill. Turn left onto Top Road and then right onto Cromer Road. The property will be found down a lane on the right hand side.

## Services, District Council and Tenure

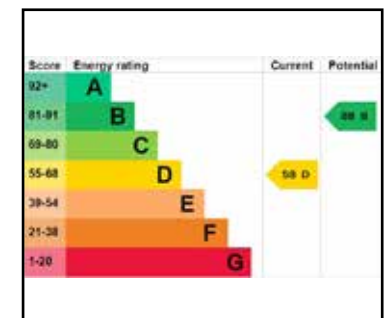
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Ultra Fast Fibre Broadband Available - vendors use BT  
Mobile Phone Reception - varies depending on network provider  
Please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk) - for Broadband/Mobile availability  
North Norfolk District Council - Tax Band D





TOTAL FLOOR AREA : 1497 sq.ft. (139.1 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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