



Tin Yard Barn  
Stalham Road | Sea Palling | Norfolk | NR12 0TT

FINE & COUNTRY

# COAST AND COUNTRYSIDE



“This spacious and stylish barn conversion is a truly wonderful home in a glorious setting, with stunning views stretching out over the surrounding countryside on three sides. Packed full of character, it’s been sympathetically converted and has an enormous amount of space, with a really good size garden beyond, and plenty of parking too. It’s been so well designed and the accommodation is as versatile as it is attractive. Best of all, it’s all set just a short walk from a superb sandy beach, with easy access to all amenities.”



# KEY FEATURES

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- A Spacious 'U' Shaped, Single Storey Barn Conversion in the Coastal Village of Sea Palling
- Four Double Bedrooms all with En-Suite Facilities
- Open Plan Kitchen/Dining Room with Separate Utility
- Living Room and Study
- The Beautiful Landscaped Gardens with Far Reaching Views include a Pond
- Double Garage with Electric Car Charger & Attached Workshop
- Carport with Attached Games Room/Gym
- The Accommodation extends to 4,340sq.ft
- Energy Rating: D

This character barn was converted in 2016 and is a beautiful and stylish home in an idyllic setting. Both practical and attractive, it boasts good looks inside and out, plenty of space with excellent proportions, a delightful mature garden and the most eye-catching views on three sides. Come take a look and you're sure to be completely captivated.

## Secluded Yet Sociable

The owner of the barn is the only person ever to have lived here, having bought the barn when it was newly converted. A sociable soul, he's loved having room to entertain friends and family, to have guests visiting for the weekend with plenty of bathrooms to go round, plus a pretty and characterful property with no work to be done. Life here has been all he hoped and more, as this is a place where people want to linger, to enjoy the fresh air and rural views, to soak up the sun looking out over the fields, to whip up a feast in the stylish kitchen, or to take a walk to the beach, perhaps picking up fish and chips on the way home.

## So Much To See

Right from the start, this is a property that impresses. As you drive towards the village you have open fields on both sides and the road is a quiet one. Just before the village you'll find a handful of barns with a farmhouse, and this is the first of the barns, detached and slightly separate from the others. The handsome brick and weatherboarded barn forms a U-shape and you drive in through the centre, offering plenty of parking on the gravel drive, in addition to the double cart lodge and double garage which has a tethered electric car charger installed. Make your way up the front path, colourfully planted beds on either side, and you enter the barn itself.





# KEY FEATURES

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You come into a magnificent kitchen, with bifold doors framing the view over the garden beyond. The central island seats four and makes this a wonderfully sociable space. There's plenty of room for a large dining table too, as well as space for seating looking over the garden. The owner finds that when he has people over, they often don't make it from the kitchen into the sitting room – everyone wants to be in here, although the sitting room is also lovely. The open chimneybreast between the two rooms houses a log burner that keeps the whole area nice and warm in winter. And in summer, you can open the bifolds in each room to let the fresh air in and enjoy a comfortable connection to the decked terrace beyond. Speaking of bifolds, you'll find another set in the master bedroom. Imagine sitting up in bed in the mornings, drinking your cuppa and having the garden and fields as your view – you wouldn't want to get up! The master has a walk-in wardrobe and ensuite, as does the double bedroom next to it. Two further bedrooms, each with their own en-suite, can be found in the opposite wing, along with a useful utility room and a little study. As if that wasn't enough space, there's a workshop next to the double garage and then there's a games room or gym next to the cart shed. This would also be a great home office if preferred, or another bedroom.

## All On The Doorstep

The owner has had the garden landscaped and over the years it's fully matured, offering beautiful surroundings that you can enjoy for hours. The decked terrace is an ideal vantage point to take in the view, or you can head down the first part of the garden, through the pergola and sit down by the wildlife pond. If you have small children, you'll be glad to know it would be very easy to fence off the furthest part of the garden so little ones can't get to the pond. There's abundant wildlife here with plenty of birds to spot, both in the garden and in the fields on three sides of the property. You have neighbours, which makes you feel nice and secure, but you won't notice them day to day as this barn is very private. Head out the front door and you can walk to a beautiful sandy beach in just 15 minutes, along the road then through open fields. It's also lovely to walk through the dunes. The village has a useful shop with Post Office, a pub and several other amenities, with supermarkets, shops and schools found in nearby Stalham and North Walsham. Head to Worstead and you can park for free and hop on the train up to Sheringham or down to Norwich – both well worth a visit. Norwich is a vibrant and exciting city with plenty going on, with food, the arts and more to explore.

































# INFORMATION

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## On The Doorstep

The nearby village of Ingham boasts the thatched 16th Century Ingham Swan Inn and being in the centre of the Norfolk Broads there are fine countryside views as well as it being an excellent location for walking, sailing and wildlife. Stalham has a good range of shops and amenities, including a Tesco supermarket and secondary schools, whilst Wroxham, the acknowledged centre of the Broads network, also offers a wide range of amenities. The village of Hickling boasts the largest of all the Norfolk Broads and is also the home of the Norfolk Wildlife Trust nature reserve.

## How Far Is It To?

The city of Norwich is approximately 16 miles away and has excellent educational, cultural and recreational facilities. There is a regular rail service to London Liverpool Street and Norwich airport provides daily flights internally and to continental Europe. The North Norfolk Coast can be found further around the coastline to the north with its quaint villages and sandy beaches. Favoured spots include Holt, Wells on Sea, Blakeney and the Burnhams. A 45 minute drive south will see you arrive at Thetford Forest with its many nature trails and bicycle paths whilst Stansted Airport is a further hour drive with its many destinations offered throughout mainland Europe.

## Directions

Proceed out of Norwich on the B1151 Wroxham Road, passing through the village of Wroxham. Upon entering Stalham, turn left signposted Ingham and Sea Palling just after the Tesco supermarket. Upon reaching The Ingham Swan, continue around a series of tight bends, continuing along Sea Palling Road heading towards the coast. Upon reaching a junction continue to follow the signs for Sea Palling. Prior to entering the village of Sea Palling the property will be found on your left hand side.

## Services, District Council and Tenure

Air Source Heat Pump provides Underfloor Heating, Mains Water and Drainage via Klargester BioDisc

Broadband Available - vendor uses BT Fibre

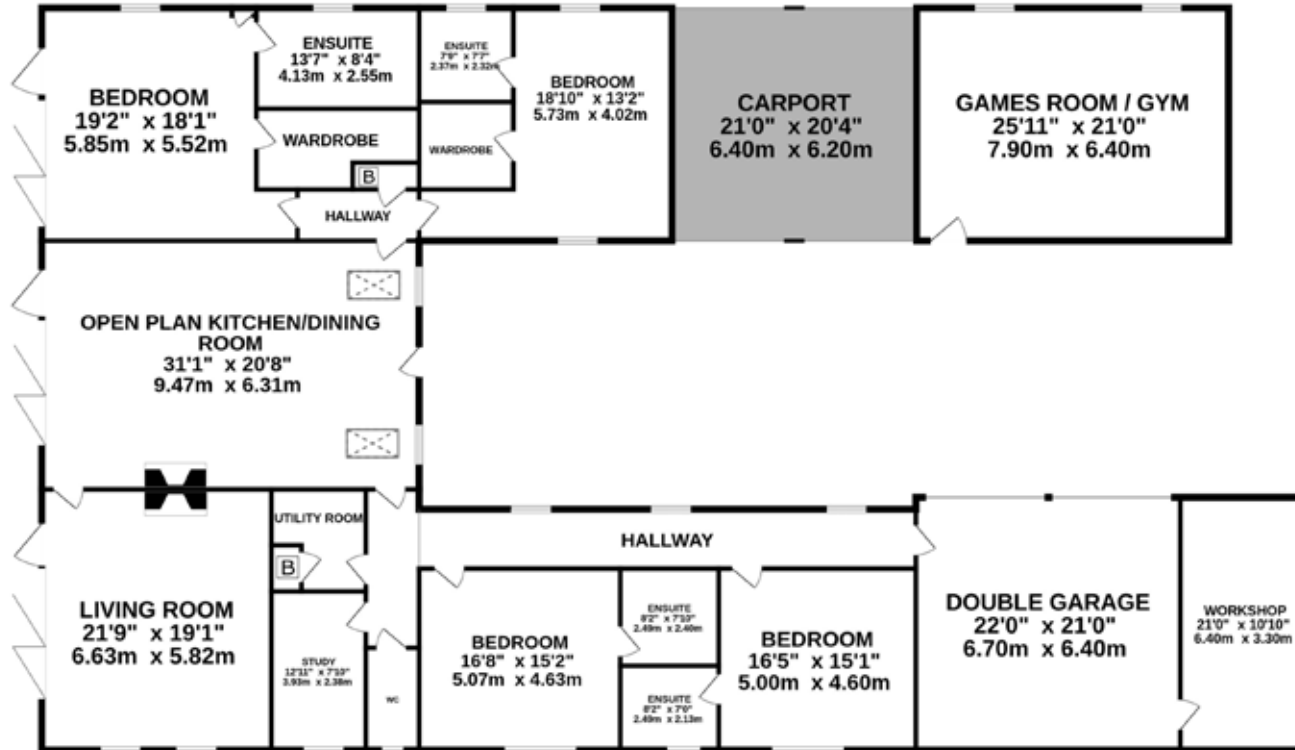
Mobile Phone Reception - varies depending on network provider

Please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk) - for Broadband/Mobile availability

North Norfolk District Council - Tax Band E

Freehold

## GROUND FLOOR 4340 sq.ft. (403.2 sq.m.) approx.



TOTAL FLOOR AREA : 4340 sq.ft. (403.2 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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Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(94-100)	A		
(81-93)	B		
(69-80)	C		
(55-68)	D	D	E
(39-54)	E		
(21-38)	F		
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			
England & Wales		EU Directive 2002/91/EC	
<small>www.epc.co.uk</small>			

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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