



The Old Barn  
Main Road | Sidstrand | Norfolk | NR27 0LS

# COAST AND COUNTRYSIDE



“In a truly idyllic setting between two coastal villages, this character barn conversion offers glorious views across fields to the cliffs. A haven from the hustle and bustle of everyday life, it’s an incredibly peaceful place and the owners have found it truly relaxing. The tranquility belies the accessibility of this location, with a leisure centre, bar and restaurant, village hall, school, shop and more within easy reach – and of course, the coastal clifftop path.”



# KEY FEATURES

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- A Detached Grade II Listed Brick and Flint Barn Conversion situated in the Coastal Village of Sidestrand
- Four Bedrooms; Two Bath/Shower Rooms
- The Principal Bedroom benefits from an En-Suite
- Kitchen/Breakfast Room with Separate Utility Room
- Two Reception Rooms
- Character and Vaulted Ceilings Throughout
- Central Courtyard Garden and Further Lawned Areas with a Summerhouse
- The Grounds extend to around 0.25 of an acre (stms)
- Garage and Gated Driveway provides Plenty of Parking
- The Accommodation extends to 1,948sq.ft
- Energy Rating: E

This beautiful and historic home sits in a wonderful position, with eye-catching views of the surrounding countryside. Venture by foot and you will see the sea. Inside, it's full of character, with plenty of personality across the spacious and attractive accommodation. Landscaped gardens include a sheltered courtyard and a summerhouse, so there's plenty to explore here.

## A True One Off

The barn is said to have been a former piggery and was originally part of neighbouring Bizewell Farm, which itself dates back to the 1600s. Due to being in the curtilage, this barn is also Grade II listed and was the first of the barns here to be converted in the late 1980s and the works have been done to a high standard, with great care to preserve the scale and character of the building. One of the lovely things about barn conversions is that each one is unique and has a personality of its own. Here you have plenty of space but the rooms are also cosy and intimate. The layout is practical and the whole barn has been well maintained and recently refreshed, so you can move in and enjoy it all, right from the start.





# KEY FEATURES

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## Spacious And Comfortable

The owners love the character and homeliness of the barn and the warmth of the multifuel log burner they have installed in the chimneybreast that sits at the heart of the impressive reception room. The full height ceiling and beams are eye-catching, as are the areas of exposed brick and flint. The log burner can keep this whole area warm and there's plenty of room to share the space with guests. The owners love to host Christmas here (you can imagine how pretty the barn looks decked out for the festive season), as well as entertaining in the summer months, three sets of double doors opening onto the garden and courtyard. The kitchen breakfast room sits just behind the dining room, so the layout flows well too. There are four bedrooms, three of which have built-in storage, with an ensuite to the principal bedroom. This delightful room also has a full height ceiling showcasing the original timbers, as well as two sets of doors leading out into the sheltered courtyard.

## A Scenic Setting

This courtyard is a real suntrap and because it's out of the wind, it often feels a little warmer out here than in the rest of the garden. The owners are green fingered and have landscaped the 0.25-acre part-walled garden, adding a large summerhouse so they can enjoy the surroundings throughout the cooler months too. It's very quiet and peaceful out here, with fields in every direction – a lovely place in which to unwind at the end of a busy day. You can walk to the leisure centre for a swim or a session in the gym, have dinner in the restaurant or play tennis at the nearby holiday park, or stroll into the village, perhaps to the hairdressers or to do a fitness class at the village hall. Beach walks with the dog are lovely – you'll often have the place to yourself – or you can meet up with the coastal path and head into Overstrand. The village here has a primary school, shop, pub and Post Office and is just a five-minute drive from the barn. If you do want to venture further afield, you can hop on the train at Cromer and spend the day shopping in Norwich, or travel onwards to London.





































# INFORMATION

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## On The Doorstep

A small coastal village, Sidstrand 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?

Sidstrand 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. Follow the road past properties on your left hand side and then turn right down a lane clearly signposted with a Fine & Country For Sale Board and you will arrive at the gated entrance to The Old Barn.

## Services, District Council and Tenure

Oil Central Heating, Mains Water, Private Drainage via Septic Tank

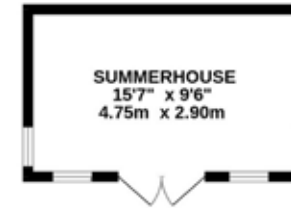
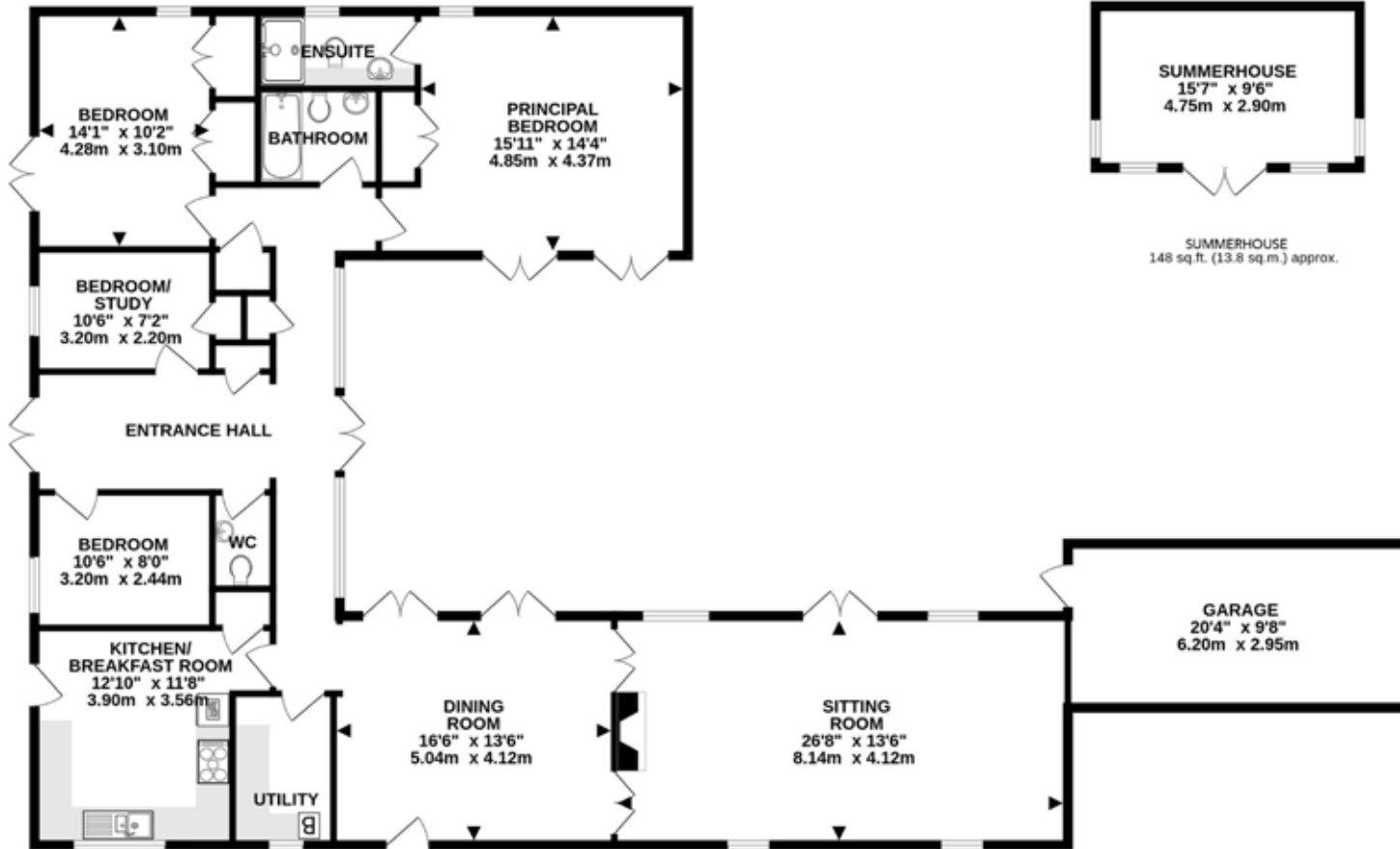
Broadband Available - vendors use Plusnet

Mobile Phone Reception - varies depending on network provider

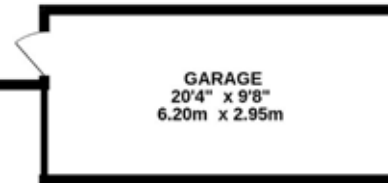
Please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk) - for Broadband/Mobile availability

North Norfolk District Council - Council Tax Band E

Freehold



SUMMERHOUSE  
148 sq.ft. (13.8 sq.m.) approx.



GROUND FLOOR  
1948 sq.ft. (181.0 sq.m.) approx.

TOTAL FLOOR AREA : 2097 sq.ft. (194.8 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  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lowest running costs			
(94-100)	A		
(81-93)	B		
(69-80)	C		
(55-68)	D		51
(39-54)	E	47	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epcrea.com			

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.





# FINE & COUNTRY

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