



Street Farm Barn
The Street | Aylmerton | Norfolk | NR11 8AA

HOME WITH A HOLIDAY FEEL



“Whether as a weekend retreat, summer escape or permanent home, this impressive converted barn has a lot to offer. Set in the heart of a quiet village, adjoining the Felbrigg estate and just a few minutes’ drive from the beach, it’s perfectly placed for exploring the best of North Norfolk. Yet it’s part of a year-round community and well away from the crowds.”



KEY FEATURES

- A Pretty Brick and Flint Barn Conversion with a Self-Contained Annexe in the Village of Aylmerton
- Main Barn Three Bedrooms and Two Bath/Shower Rooms
- The Ground Floor Bedroom benefits from an En-Suite
- Open Plan Sitting/Dining Room
- Kitchen and Ground Floor WC and Coat Storage
- Self-Contained Annexe with Bedroom/Living Room, Kitchen and Shower Room
- Gated Driveway with Gravelled Parking and Lawned Area
- The Accommodation including the Annexe extends to 1,609sq.ft
- Energy Rating: D

This pretty brick and flint barn is beautifully tucked away in the friendly village of Aylmerton, walking distance from a highly regarded pub and a short drive to the coast, open countryside, woodland, pretty market towns, golf courses, restaurants and so much more. With private parking and a small but secluded garden, it ticks every box and works at every stage of family life.

Country Character

As soon as the current owners stepped inside the barn, they knew this was the one for them! They had viewed a lot of properties, searching for a place where they could spend weekends and school holidays, enjoying time as a family away from the hustle and bustle of everyday life while their children were young. This offered the space they were after, character in abundance and a superb location that's allowed them to make the most of everything North Norfolk has to offer. Dating back several hundred years, it was a granary for the local farm and was converted in the 1970s. It's been recently updated and very well maintained, so there's no work to do and you can enjoy it all right from day one.

Memories To Treasure

On the ground floor, you come through the entrance hall, with the WC and coat storage, into a wonderful open plan sitting and dining room. With its wooden floor and stairs, it reflects the rustic heritage of the barn. It's also dual aspect with a large window allowing the light to pour in, plus double doors to the garden. There's plenty of space for both seating and dining in great comfort and the room is part open to the kitchen where a range cooker is inset into a brick chimney breast. The whole space has underfloor heating, so if you're coming up for Christmas as the owners have done (and this is a home that lends itself to Christmas décor!), you can set the heating to come on before you arrive and it's delightfully cosy.





KEY FEATURES

The owners love playing games as a family up at the table, or having the doors open in summer so the children can be in and out of the garden. There's also a ground floor bedroom suite, again with underfloor heating, which is ideal for anyone with limited mobility. Upstairs there are two cosy and bright double bedrooms, each with built-in storage, sharing a family bathroom with a lovely rolltop bath. Outside, there's a self-contained annexe with a shower room, small kitchen and a living room that doubles as a bedroom. This would be perfect for guests, or as a holiday let. The owners have found it useful if they need to work while they're up here, as it's away from the main barn. There's also a small lawned area where their children can play and this could easily be fenced if desired.

Part Of The Community

The village is small but friendly and well served. The village hall has a playground and hosts regular family-friendly events on special occasions. The roads here are quiet and the owners' children have been able to play out safely with their friends. You can walk up to the pub at the end of the road for a drink in the pretty garden or a spot of dinner. You can even cross over and walk through West Runton and down to the beach. You're between Cromer and Sheringham, with Felbrigg Hall and the estate on the doorstep, so you have lovely walks and lots to do. The nearby town of Holt is well worth a look and is very attractive with some interesting shops and excellent places to eat. The owners love visiting all of these places and have cycled across the area, taken their pizza oven to the beach for pizza nights, eaten fish and chips at Sheringham and played on the sandy shores of Overstrand. Sheringham Park is another great place to explore, with a number of walking trails, stunning views across the area, and is known for its vibrant display of rhododendrons in late spring.





















INFORMATION



On The Doorstep

The village boasts a fishing lake and also benefits from a playground, garage with shop and Post Office, popular fish and chip shop, Norman church, pub and primary school, so there's plenty within walking distance. Hop in the car and you can reach the Norfolk Broads in half an hour or less, head up to Cromer or Sheringham, which are both very close, explore the attractive market towns of Reepham and Aylsham, or stroll around the historic homes and glorious gardens of Blickling and Felbrigg.

How Far Is It To?

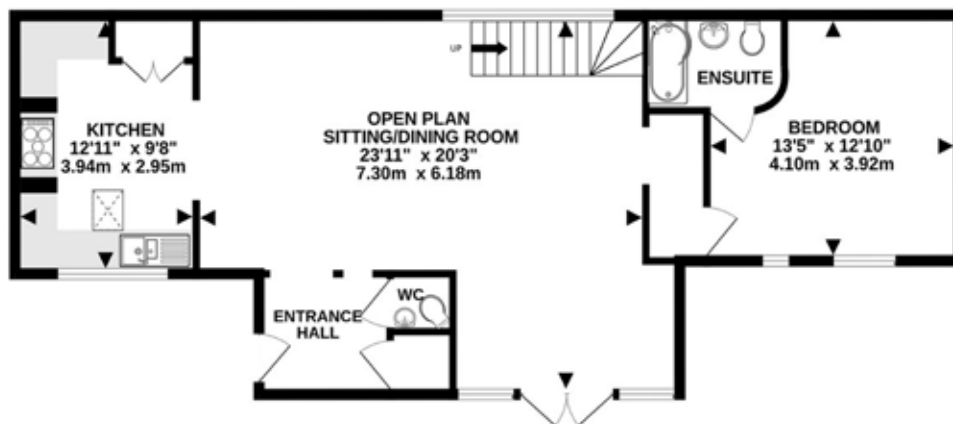
Roughton is located on the A140 about 3 miles south of the coastal resort of Cromer and the North Norfolk coastline. The popular Georgian village of Holt is about 10 miles away and the independent school of Greshams has a very high reputation. The city of Norwich lies some 20 miles to the south and has a much wider range of facilities and amenities including a main line rail link to London Liverpool Street and an international airport as well as two shopping malls, restaurants, cafés, cinemas and theatres to name but a few.

Directions

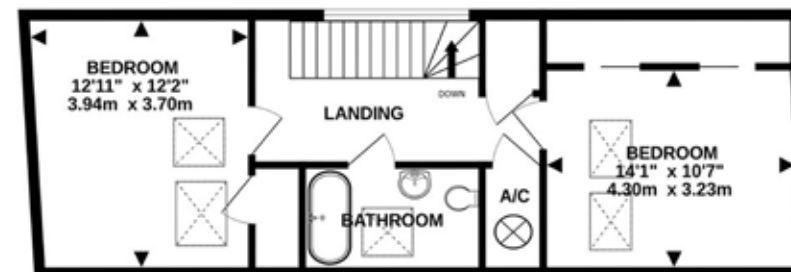
From Norwich proceed north on the A140. Bypass Aylsham and continue towards Cromer on the A140. Shortly after passing through Alby with Thwaite, turn left onto The Common heading towards Hanworth. Follow the road heading towards Metton. Turn right onto Metton Road and then turn left onto Cromer Road. Continue onto School Road and then turn right onto Church Road and right again onto The Street whereby the property will be found clearly displaying a Fine & Country For Sale Board.

Services, District Council and Tenure

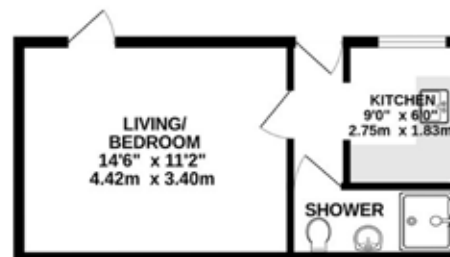
Electric Boiler with Underfloor Heating Downstairs, Radiators Upstairs
Mains Water, Mains Drainage
Ultra Fast Broadband Available - vendor uses BT
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk - for Broadband/Mobile availability
North Norfolk District Council - Council Tax Band C
Freehold



GROUND FLOOR
801 sq.ft. (74.4 sq.m.) approx.



1ST FLOOR
547 sq.ft. (50.8 sq.m.) approx.



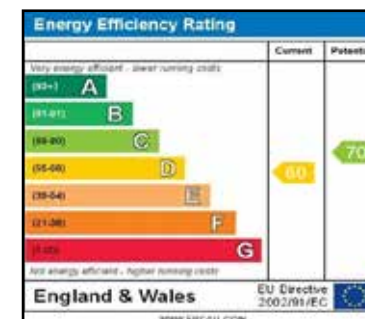
THE PIGGERY
262 sq.ft. (24.3 sq.m.) approx.



FLOOR AREA - HOUSE (EXCLUDING ANNEXE) : 1347 sq.ft. (125.2 sq.m.) approx.

TOTAL FLOOR AREA : 1609 sq.ft. (149.5 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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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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