



THE STORY OF

# Bengate Barn

*Worstead, Norfolk*

SOWERBYS



S

THE STORY OF

# Bengate Barn

Worstead, Norfolk  
NR28 9LU

Superb Barn Conversion

Five/Six Bedrooms to Main Barn

Luxury Glamping Pod

Two One-Bedroom Holiday Barns

Two-Bedroom Holiday Barn

Established Gardens

Quad Cart Lodge and Store

Post and Railed Meadows

Grounds of Approximately 2.5 Acres (STMS)

SOWERBYS NORWICH OFFICE

01603 761441

[norwich@sowerbys.com](mailto:norwich@sowerbys.com)



“We’d describe our home as spacious, welcoming and unique.”

Bengate Barn is an exceptional barn conversion, rich in character and tastefully appointed, featuring four successful holiday cottages. It’s ideal for those seeking substantial income potential and multi-generational living arrangements.

Bengate Barn is accessed via a sweeping gravel driveway, while the holiday barns enjoy their own separate gravelled drive, ensuring privacy for both.

The charm and ambiance of Bengate Barn is truly breathtaking. As you step into the reception hall, you are immediately greeted by warmth and character. The perfectly positioned oak central staircase is complemented by the flagstone floor and exposed timbers.

Beyond the hall, the bright and airy dining room is flooded with natural light, and looking up, you see the minstrel’s gallery above.





The kitchen is a delight, featuring a central island unit that makes it a sociable space perfect for gatherings.



The sitting room, with its deep-toned walls and central fireplace with a wood-burning stove, is a cosy retreat. For movie enthusiasts, the cinema room offers the perfect setting for great movie nights.

Additional rooms include two utility rooms, a shower and cloakroom, a gym, and a guest suite.





“One of our favorite spots is the cosy sitting room, where the big open fire is perfect for those chilly winter evenings.”



“Bengate Barn is such a fabulous house for entertaining friends and family.”



The central staircase leads to a galleried and vaulted first-floor mezzanine, ideal as a secondary sitting room with splendid views over the grounds.

The first floor features four well-appointed bedrooms, including one with a contemporary en-suite bathroom and dressing room, a separate family bathroom, and a mezzanine floor above one of the bedrooms.

The holiday barns include Little Bengate Barn, Old Dairy Barn, The Cart Lodge and The Coop.

Both Little Bengate Barn and Old Dairy Barn are wonderful one bedroom barns, both offering a high end finish with an open plan kitchen and sitting room, as well as private gardens and hot tubs.



The Cart Lodge is a detached property offering two bedrooms, an open-plan sitting area and kitchen, and two bathrooms. It also features its own well-landscaped, established garden and terrace.

The Coop, the most recent addition, is a fantastic glamping pod that has quickly become incredibly popular. Guests especially love the wood-fired hot tub on the terrace.



The grounds extend to approximately 2.5 acres, featuring formal, partially walled gardens at the front with established boundary hedging, a well-maintained lawn, and a central gravel pathway leading to a raised circular planter. To the side, a well-placed raised terrace is perfect for enjoying summer and entertaining guests.



Each holiday barn enjoys its own private, established garden. There is ample parking available, along with access to a quad cart lodge and a lockable store. A room above the lodge serves as an excellent workshop or studio. The remaining grounds are primarily meadow, enclosed by post-and-rail fencing and enhanced with established native hedging and trees.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

ALL THE REASONS

# Worstead

IN NORFOLK  
IS THE PLACE TO CALL HOME



The village of Worstead is approximately 13 miles north east of Norwich City Centre. Worstead has the relic of a town rather than a village with its imposing fine church and market square; the village was once a weaving town and gave its name to a type of cloth, Worsted, woven in the Middle Ages.

The village today has a primary school, children's nursery, public house and access

by rail having a station on the Bittern Line which runs to and from Sheringham and Norwich. The market town of North Walsham is approximately 3 miles to the north and has a good selection of local amenities, schooling and supermarkets including a Waitrose.

Approximately 6 miles to the east are the beautiful sandy beaches on the coast and the Broads Network which can be accessed from Stalham and Wroxham as well as many other places. Weavers Way and numerous other footpaths and bridleways run through the village and offer many fine walks in the area.



Note from the Vendor



“Living here gives us the best of both worlds: we’re surrounded by beautiful countryside whilst being just a stone’s throw from the beach, the Broads, and the amenities of North Walsham and Wroxham.”

THE VENDOR



SERVICES CONNECTED

Mains water and electricity. Oil fired central heating. Private drainage.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

To be confirmed.

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above.

Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///reserves.strut.mainframe

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

# SOWERBYS



Sowerbys Estate Agents Limited is a company registered in England and Wales,  
company no: 05668606. Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL