



THE STORY OF

# Burlingham Barn

*North Burlingham, Norfolk*

SOWERBYS





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# Burlingham Barn

North Burlingham, Norfolk  
NR13 4EH

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Superb Norfolk Barn Conversion

Idyllic and Exclusive Setting

Five Bedrooms

High Drama Open-Plan Living

Brilliantly Versatile Accommodation

Equestrian Potential

Expansive Paddock of 6.3 Acres (STMS)

Stunning Driveway Approach

Four Bay Carport

Easy Reach of Norwich and Transport Links

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Beyond cast iron gates, a pristine and alluring topiary lined driveway welcomes you home at the distinguished Burlingham Barn.

Home to over 3000 Sq. Ft. of impeccably presented accommodation adorned with all the drama one might hope for from a substantial barn conversion, this noteworthy home sits amongst an exclusive and rarely available setting enjoying privacy and far-reaching countryside views.

An “upside down” layout means the first floor hosts a remarkable open plan reception boasting lavish proportions under a fully vaulted ceiling and striking exposed timbers. A wealth of natural light bounces around the wealth of cabinetry and stone countertops of the kitchen, whilst the neighbouring breakfast area makes for a brilliantly sociable and informal dining space.

Two individual seating areas flank the formal dining area and provide the perfect setting for any number of occasions, be it informal family time or elegant entertaining with dear friends.

The ground floor is home to no less than five excellent bedrooms, including three en-suites and many with direct access to private gardens and courtyard areas.

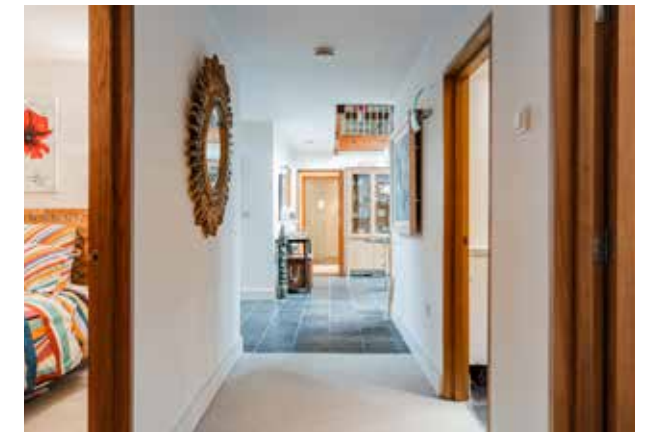
The lavish principal suite boasts enough room for a seating area within the bedroom alongside a luxurious en-suite and French doors to the courtyard, whilst the two further guest en-suites bedrooms are generous doubles with ample space for storage and equally well appointed en-suite shower rooms.

Bedrooms four and five bring invaluable versatility to the home making for ideal studies or additional receptions if not needed as bedrooms. Both are well served by the central family bathroom.











Of course, a highlight of this fine barn is the plot in which it sits. The driveway is a breathtaking way to return home every day, whilst the remainder of the generous plot features well-kept lawns interspersed with mature trees and a wealth of features including dining terraces, ponds and a large four bay cart shed with space for further storage above. A hidden rear courtyard provides a superb, sheltered sun trap and excellent balance to the sprawling grounds.

In addition to the splendid formal gardens, Burlingham Barn also boasts a noteworthy inclusion of the large, tree lined paddock extending to approximately 6.3 acres (STMS).

Burlingham Barn is a truly exceptional residence offering a rare blend of space, style and seclusion.







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.  
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# North Burlingham

RURAL CHARM NEAR THE NORFOLK  
BROADS

North Burlingham is a charming and unspoilt village nestled in the Norfolk countryside, ideally positioned between the historic city of Norwich and the picturesque waterways of the Norfolk Broads. Surrounded by open fields, woodland walks, and quiet country lanes, it offers a truly peaceful and rural lifestyle, while still being within easy reach of essential amenities and excellent transport links.

This well-connected village sits just off the A47, providing direct access to Norwich to the west—less than 10 miles away—and the east Norfolk coastline, with popular seaside towns such as Great Yarmouth, Winterton-on-Sea and Caister all within a short drive. The nearby village of Acle offers a thriving local community, with a range of shops, pubs, a medical centre, and a train station with regular services to Norwich, Lowestoft, and beyond. Brundall, another close-by riverside village, also offers useful amenities and a marina, making it a popular spot for boating enthusiasts.

North Burlingham is particularly well located for exploring the Norfolk Broads National Park, a unique network of rivers, lakes, and marshland that supports a rich variety of wildlife. Whether you enjoy walking, cycling, birdwatching, or simply relaxing by the water, the Broads provide a spectacular natural playground right on your doorstep. The nearby Burlingham Woodland Walks are especially popular, offering miles of tranquil paths through ancient woodland and open countryside.

Families are well catered for in the area, with a selection of both state and independent schools available nearby, and access to further educational and cultural offerings in Norwich. The city itself combines the best of historical charm and modern living, with its medieval architecture, bustling markets, theatres, restaurants, and a wide range of shops.



*Note from Sowerbys*



“A show-stopping  
five bedroom  
barn conversion  
boasting drama,  
sophistication  
and an idyllic  
setting.”



## SERVICES CONNECTED

Mains water and electricity. Drainage to septic tank. Oil fired central heating.

## COUNCIL TAX

Band E.

## ENERGY EFFICIENCY RATING

D. Ref: 1234-4925-6300-0336-7296

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: ///dolly.tangent.polite

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# SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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