



THE STORY OF

# Church Barn

*Ridlington, Norfolk*

SOWERBYS





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Happisburgh Road, Ridlington, Norfolk  
NR28 9GA

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Stunning Four Bedroom, Two  
Bathroom Character Barn

Detached One Bedroom, One Bathroom Cottage

Ground Floor Bedrooms and Bathrooms

Comprehensively Restored with a  
'Best of Everything' Aspiration

Handmade Joinery, Oak Framing  
and Premium Finishes

Premium Ultra Warm LED Lighting Throughout

Smart Home Features - Rako Lighting Controls,  
Evohome Heating Controls, Cat6 Ethernet

Multi-Zone Wet Underfloor Heating  
to Ground and First Floor

Multi-Generational Accommodation  
and Letting Potential

Idyllic Rural Location. Close to  
City, Coast and The Broads

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This exceptional and unique conversion of a historic Grade II listed Norfolk barn, can be found nestled opposite its village church in a quiet rural Norfolk parish. Ridlington lies on the northern boundary of the Norfolk Broads National Park, just 2 miles from some of Norfolk's quiet sandy beaches and only 30 minutes from Norwich. The barn sits within a 0.75 acre plot ( approx. ), along with a charming detached one-bedroom cottage and a detached garage/workshop. Internally the principal residence extends to approximately 237sqm. The detached cottage provides a further 77sqm. The original barn dates from approx. 1695. It is of traditional Norfolk Tudor brick and brick-and-flint construction with a thatched roof of Norfolk Reed, and incorporates subsequent tile-roofed additions. Church Barn has been subjected to a long term, comprehensive and painstaking process of sympathetic repair, preservation and refurbishment. The uncompromising approach taken towards reviving this property, has delivered a unique and exceptional home with the most charming character and proportions, finished to an unusually high quality, and discreetly incorporating up-to-date technology.

#### Ground Floor

At the heart of the barn is a spectacular open-plan reception hall, framed within a wealth of structural oak beams, posts, exposed Tudor brick and bespoke oak joinery, all beneath a 12m high vaulted ceiling of exposed original elm rafters. A stunning 4m x 3m triple-pane oak mullion feature window lights up the space and provides views over the west courtyard, the detached cottage and garden. Bespoke oak doors to the west and east provide access to their respective paved areas, courtyards and driveways. This space also accommodates a feature reproduction Tudor staircase and first floor gallery, complete with paneling, carved finials and handrails. The gallery overlooks this reception space bringing together upstairs and downstairs living.



### Kitchen and Utility

The dual aspect kitchen space is of warm exposed brick work, exposed oak, and leaded windows. Oak posts and worktop-height brick-and-flint walls partition the main reception hall from the kitchen. The kitchen space and the utility space have been fully prepared ready for fitting, with all services and electricity in situ, providing the exciting prospect for the future owner to enjoy a kitchen and utility room manufactured to their own taste and specification.

### First Floor

The feature Tudor style gallery spans the length and width of the barn, overlooking the main reception hall and providing access to two large ( principle ) bedrooms and the luxury master bathroom. The first floor spaces are feature and character rich, with vaulted ceilings, exposed rafters, bespoke oak joinery and leaded windows.







### The Cottage

The charming detached cottage is a premium quality conversion of a pre-existing aisled barn. It is currently in use as a luxury one-bedroom dwelling, and will accommodate a multitude of uses, including multi-generational living, letting, use as a professional or hobby studio, private guest accommodation. The Cottage provides a calm fusion of exposed timbers, posts and beams, with the contemporary feel of clean lines and oak floors and finishes. The Southern elevation is fully glazed connecting the inside with the garden, and allowing in an abundance of natural light. The ground floor also accommodates a luxuriously large shower room, and a separate utility room with an oil fired boiler and plumbing for a washing machine. Heating is via radiators and a 'top up' Aga wood burner in the living area. A bespoke oak staircase leads up to the double bedroom, which is also fully glazed to the South. The immediate exterior is hard landscaped with paving and 'brick and flint' dwarf walls on three sides with a south facing terrace.

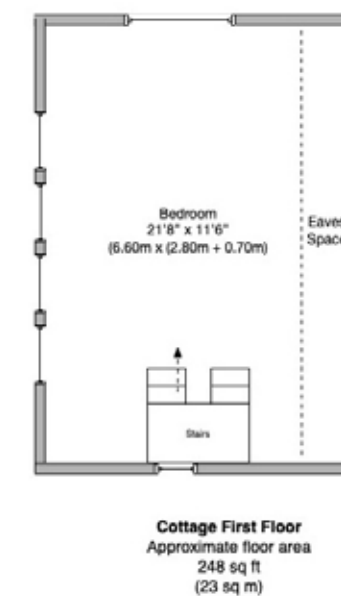
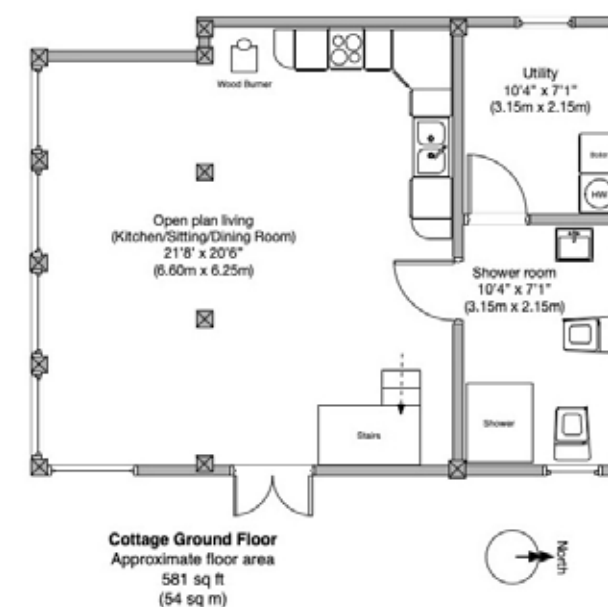
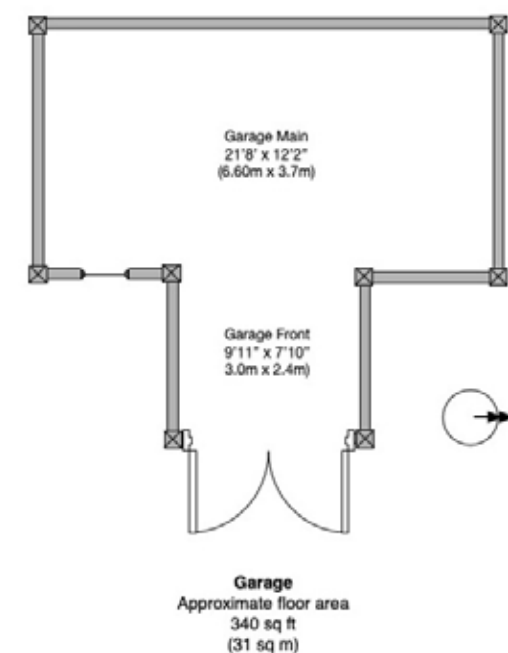
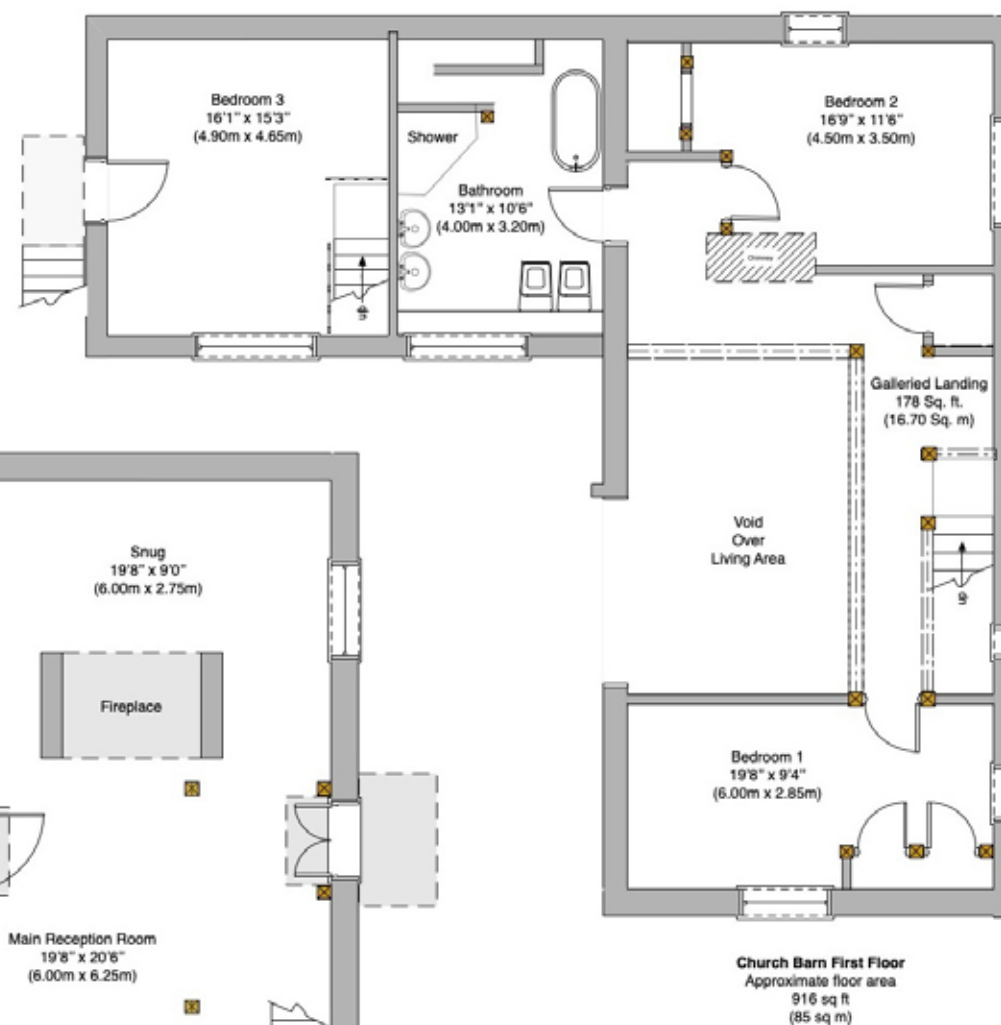
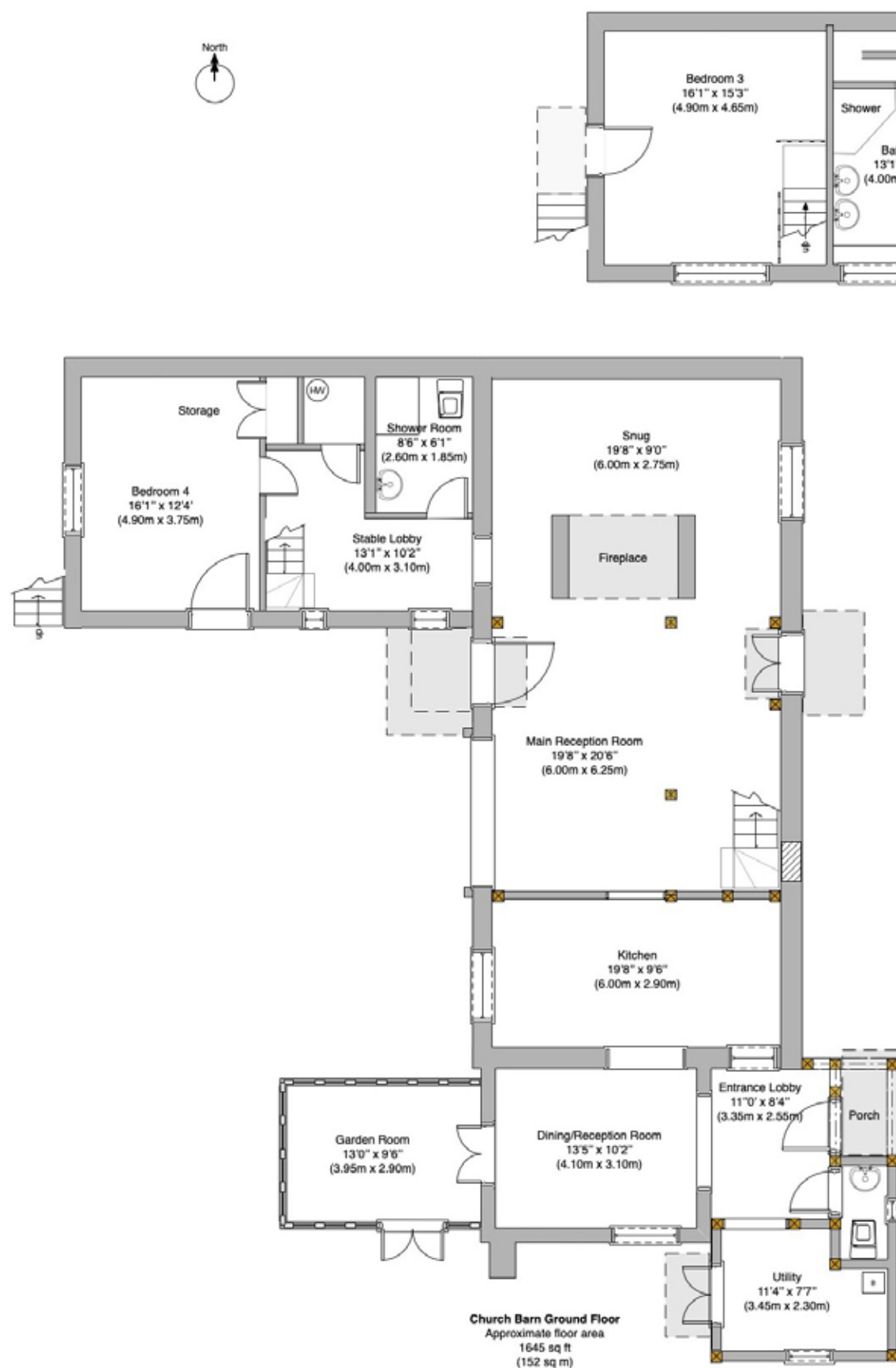
### Outside

Outside spaces include paved courtyards and patios with lighting, and a large lawned south facing garden with many mature and ancient trees and an abundance of visiting wildlife. The garden offers huge potential for further development. Church Barn benefits from two impressive gravel driveways and a large detached single car garage with storage/workshop space.









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

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# Ridlington

A PEACEFUL RURAL COMMUNITY IN AN IDYLIC SETTING



Situated in an attractive and unspoilt pocket of countryside, Ridlington is a peaceful and idyllic rural village. It has a thriving social community which revolves around the Church (opposite Church Barn) and the village hall, which between them host many informal social activities. Neighbouring villages provide post offices, village stores and cafes.

Ridlington is conveniently situated between the quintessential North Norfolk coast and the Broads which provides for a vast number of interests and activities including quiet beaches, historic buildings and villages, seaside towns, gastro pubs, boating and sailing, golf courses, nature reserves and world renowned bird watching.

Norwich, with all of its history, services, shops and entertainment outlets, is only 30 minutes away. Two local railway stations; Worstead (three and half miles) and North Walsham (five miles); provide regular trains to Norwich and onward connecting trains to London Liverpool Street, which has a journey time of approx. 2 hours. North Walsham also provides a range of services and outlets.



## SERVICES CONNECTED

The renovation at Church Barn included the complete replacement of water, electricity and heating services, which include: A premium oil-fired boiler and cylinder. Luxury oak floors over wet underfloor heating throughout, with the exception of Stable bedrooms 3 and 4 which are heated by reproduction cast iron radiators. Evohome 12 zone fully programmable and SMART connected heating control. Two clay lined flues in the inglenook fireplace are ready to accept wood-burning stoves. Lighting is based upon digital dimming technology from Rako Controls. The nature of the building required carefully designed lighting solutions. The result is a wonderfully successful blend of many discreet light sources, task lighting, 5 amp outlets and feature light fittings, predominantly wireless controlled and all infinitely programmable. Cat6 wired Ethernet.

## COUNCIL TAX

Band to be confirmed.

## ENERGY EFFICIENCY RATING

An Energy Performance Certificate is not required for this property due to it being Grade II listed.

## TENURE

Freehold.

## LOCATION

What3words: ///hardening.northward.chatters

## AGENT'S NOTE

Some internal images have been virtually staged.

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

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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