



# THE STORY OF

# Horseshoe Barn

## *South Walsham, Norfolk*

# SOWERBYS



THE STORY OF

# Horseshoe Barn

Chameryhall Lane, South Walsham, Norfolk  
NR13 6DU

---

Beautifully Converted Barn in a Tranquil  
Countryside Setting

Versatile Accommodation with Three/Four  
Bedrooms

Two Stylish En-Suite Shower Rooms

Impressive Open-Plan Living Spaces

Rich in Character, with Exposed Beams and  
Vaulted Ceilings

Generous Proportions and a Wonderful Sense of  
Volume

Private Off-Road Parking and a Double Garage

Attractive, Low-Maintenance Courtyards and  
Garden Areas

Offered with No Onward Chain

---





Tucked in the heart of a small and exclusive cluster of fine Norfolk barn conversions, Horseshoe Barn boasts an array of immaculate accommodation, adorned with a wealth of character features and breathtaking volume throughout. Three large bedrooms and an optional fourth/study, alongside the excellent balance of open plan and traditional receptions ensure that the aesthetic impact of the home does not for a moment compromise the functionality and flexibility of what is a truly enviable family home.

The accommodation is thoughtfully arranged into two distinct wings, with the reception spaces positioned at the southern end, beautifully awash with natural light. The bedrooms are set opposite the entrance hall – a superbly designed layout that offers a warm and welcoming embrace at the end of each day.

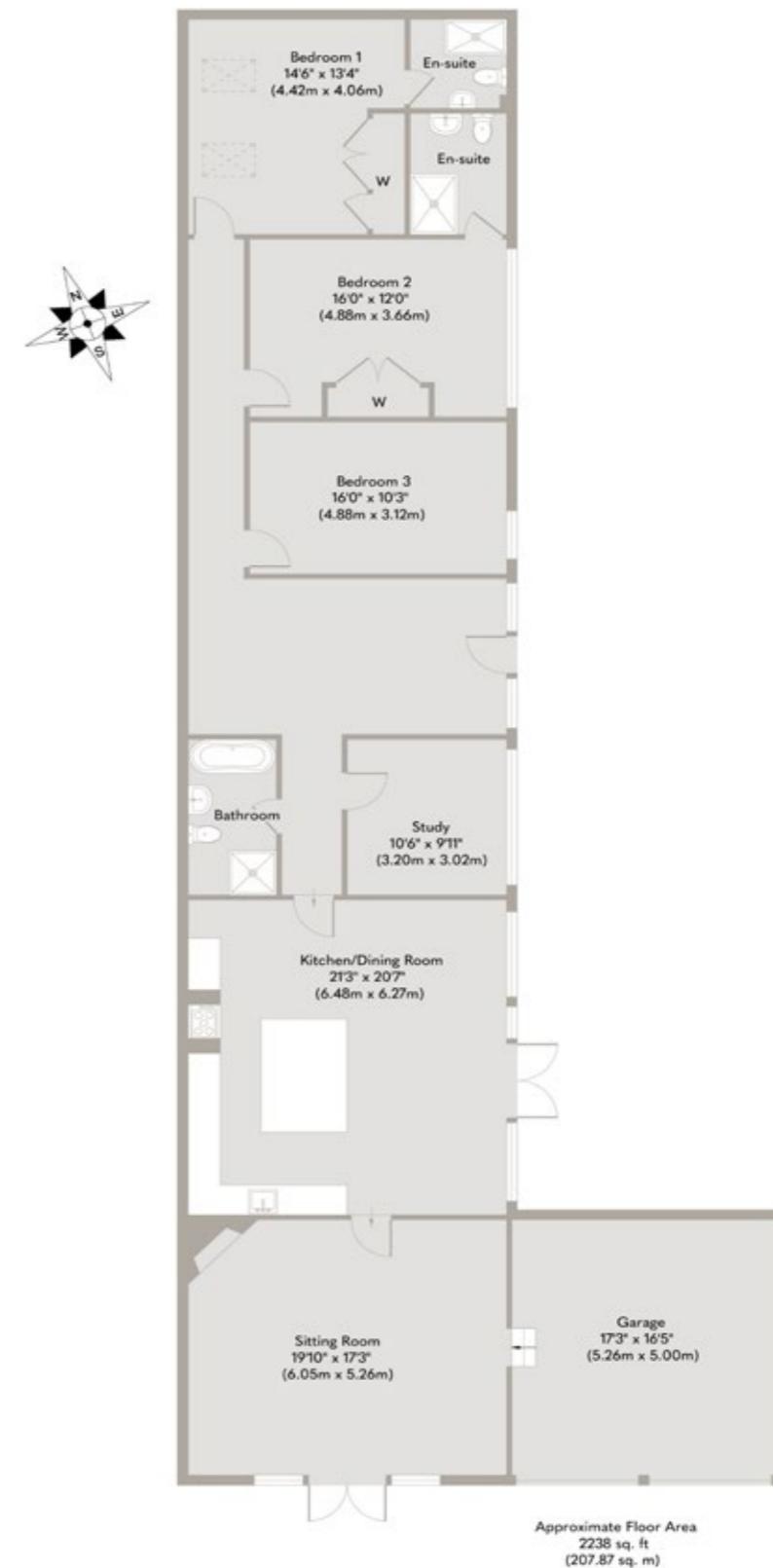
The kitchen/dining room showcases every ounce of character one could hope for from an impressive barn conversion – vaulted ceilings, exposed timbers, reams of natural light and of course a bespoke kitchen offering a wealth of fine cabinetry. Ample space for a large dining table makes this wonderful family hub, equally at home for hosting and special occasions.

The sitting room brings excellent balance to the open plan nature of the kitchen/dining room with a beautiful, exposed brick fireplace providing a perfect focal point and double doors leading to the garden ensure it's a space to be enjoyed across all seasons. The study brings excellent versatility to the receptions, being just opposite the family bathroom means easy service as a bedroom should one require.

The three bedrooms at the far end of the barn are every bit as generous as the receptions in terms of space and volume. The stunning principal suite ticks all the boxes; lavish proportions, vaulted ceilings, handmade built in wardrobes and of course a high-end en-suite shower room. The second bedroom enjoys equally generous proportions and even an en-suite of its own, whilst the third bedroom remains a good size double and is well served by the nearby family bathroom.

Outside, Horseshoe Barn offers a variety of areas, just as flexible as the main barn. Two separate courtyards are excellently placed to make the very best of the all-day sunshine whilst the rear garden is an equally sunny space and interacts well with the accommodation inside via the double doors. Allocated off road parking is complemented by the large double garage.





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.  
 Copyright V360 Ltd 2023 | [www.houseviz.com](http://www.houseviz.com)

# South Walsham

BROADLAND CHARM WITH HISTORY,  
NATURE AND COMMUNITY

South Walsham, a charming Broadland village, is perfect for those who enjoy sailing or paddle-boarding. Located a mile from South Walsham Broad, it features Fleet Dyke with free 24-hour moorings for exploration. A footpath leads around the Broad's staith, suitable for rowing boats, revealing a green surrounded by thatched cottages.

The village boasts a hall with regular events, a bar, and function room, The Viking. A recreation ground hosts a football pitch, cricket club, and play areas for children, with a Pre-School and Primary School nearby.

Fairhaven Woodland and Water Garden, once part of the South Walsham Estate, served as a WWII convalescent home before its transformation by Major Henry Broughton, 2nd Lord Fairhaven. Over 15 years, he restored it into a stunning garden, opened to the public in 1975. Visitors can enjoy its award-winning tearoom and gift shop selling local produce.

Two medieval churches, St Mary's (13th century) and St Lawrence's (14th century), share a churchyard. St Mary's is still in use, while St Lawrence's, damaged by fire in 1827, is now a centre for training and the arts.

Close to Norwich and Norfolk's beaches and forests, South Walsham offers a quintessential village lifestyle with excellent rail links and rural charm.



## Note from Sowerbys



“From bedtime stories to family feasts in the heart of the kitchen — Horseshoe Barn is made for every chapter of family life.”



## SERVICES CONNECTED

Mains water and electricity. Oil fired central heating

## COUNCIL TAX

Band E.

## ENERGY EFFICIENCY RATING

D. Ref:- 0248-4902-6212-7481-4984

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: //crusaders.puffed.fears

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

To mark our 30th anniversary year, we're making a donation  
to these Norfolk charities every time we sell a home



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

