



THE STORY OF

East Barn

Worstead, Norfolk

SOWERBYS



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East Barn

Worstead, North Walsham, Norfolk
NR28 9FG

Small Complex of Traditional Barn Conversions

Impressive Spacious Sitting Room
with Ample Space for Dining

Modern Well Fitted Vaulted Kitchen
Breakfast Room with Central Island

Cosy Vaulted Snug Featuring a Wood
Burner and Doors to Courtyard

Welcoming Entrance Hall Offering
a Wonderful Sense of Space

Utility Room and Separate Cloakroom
Completing the Ground Floor

Two First Floor Bedrooms Including
Principal with En-Suite Shower Room

Modern Family Bathroom

Two Vaulted Top Floor Bedrooms and
Contemporary Shower Room

Beautifully Landscaped Rear Garden with
Terraces, Lawn, And Countryside Views

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Set within an exclusive complex of traditional barns, this exquisite and imaginative conversion offers a distinguished fusion of character, sophistication, and contemporary comfort. Positioned within the most desirable village of Worstead, celebrated for its strong sense of community, striking church, and timeless charm, this exceptional residence embodies the very best of refined rural living.

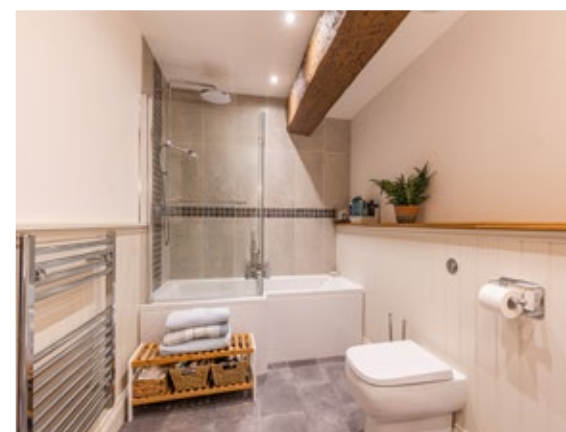
From the moment you enter, the grandeur and elegance of the property are immediately apparent. The impressive entrance hall creates a magnificent sense of arrival, its generous proportions and graceful oak staircase setting the tone for the style and quality found throughout. Every room has been designed to capture natural light, creating a home that feels both expansive and inviting in equal measure.

The sitting room is a truly impressive space, offering a refined yet relaxed atmosphere that perfectly accommodates both everyday living and formal entertaining. Generous in scale, it provides ample room for a dining area, while the large windows and doors allow sunlight to cascade through, enhancing the sense of openness. The vaulted kitchen breakfast room is a true statement of modern craftsmanship, beautifully appointed with bespoke cabinetry, extensive storage, and a striking central island. Designed with both practicality and style in mind, it is the heart of the home — a perfect space for culinary creativity and informal gathering alike.



The vaulted snug offers a more intimate setting, exuding warmth and charm. The woodburner provides a comforting focal point during the winter months, while the double doors open to a sheltered paved courtyard, seamlessly blending indoor and outdoor living. Completing the ground floor are a well fitted utility room and a cloakroom, designed with the same level of care and attention.





Ascending the oak staircase, the first floor reveals two exceptional bedrooms, each beautifully presented and filled with natural light. The principal suite enjoys a superbly appointed en-suite shower room, while the second bedroom is served by a luxurious family bathroom, both finished to an impeccable standard. The top floor continues to impress, offering two vaulted bedrooms of considerable character, complemented by a stylish modern shower room. This floor offers remarkable versatility, ideal for guests, family, or home working.

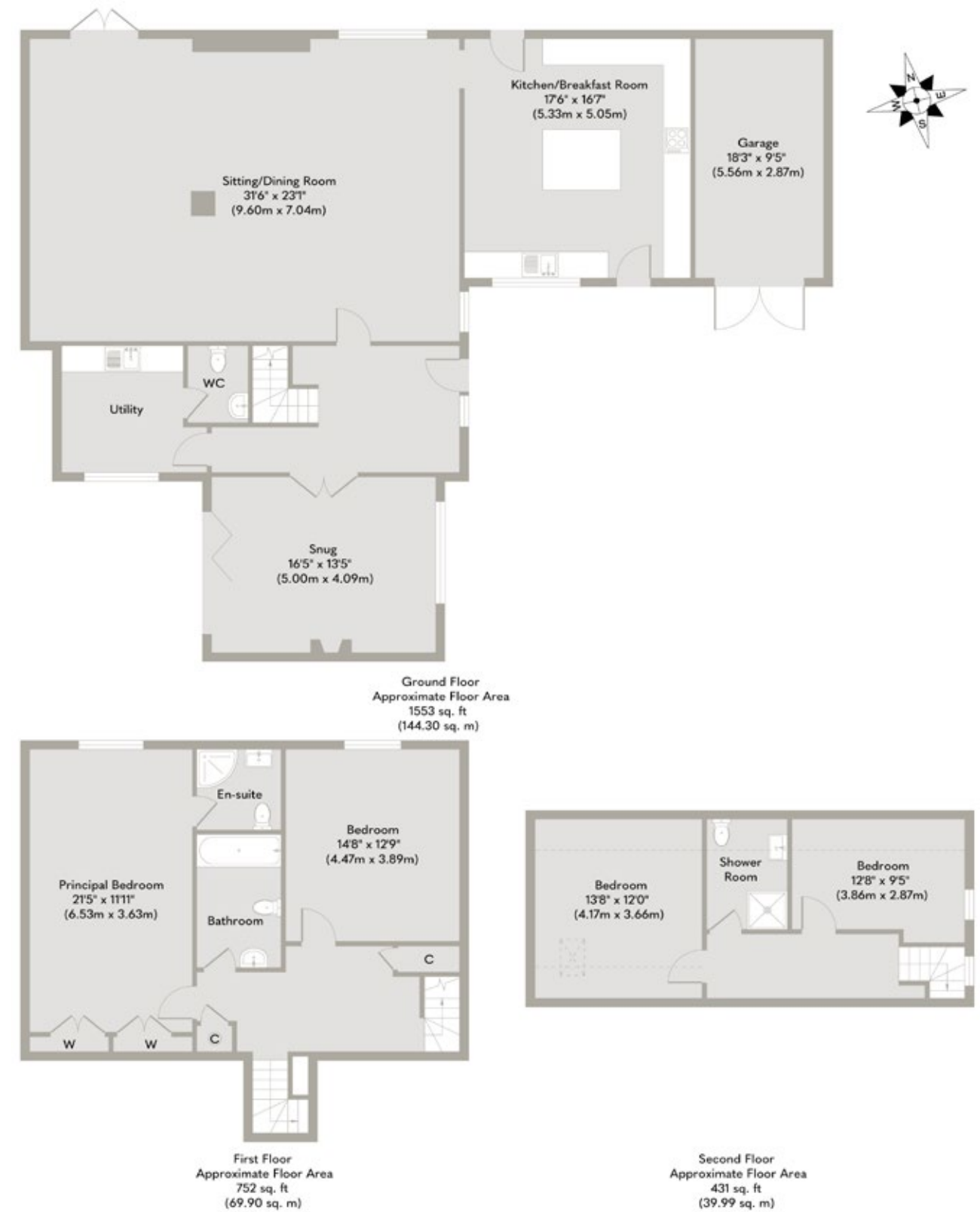
Outside, a communal gravelled driveway leads to private parking and access to the garage. The frontage is enhanced by well considered planting, providing a fitting introduction to the home. To the rear, the gardens have been exquisitely landscaped to create an idyllic retreat. A sandstone terrace provides the perfect setting for alfresco dining and summer gatherings, while a sweeping lawn and meandering pathway guide you to a raised deck terrace with a covered seating area. Mature hedging and thoughtfully designed borders frame far-reaching countryside views, offering an ever-changing backdrop of natural beauty.

Combining architectural elegance with contemporary ease, this remarkable home represents a rare opportunity to enjoy a lifestyle of refined tranquillity in one of North Norfolk's most desirable village settings.



If we had to describe our home in three words, they would be: unique, comfortable, and happy.





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 Walsham

A THRIVING TOWN WITH TIMELESS CHARM

A popular market town, North Walsham situated a few miles from the seaside town of Cromer and The Norfolk Broads capital, Wroxham.

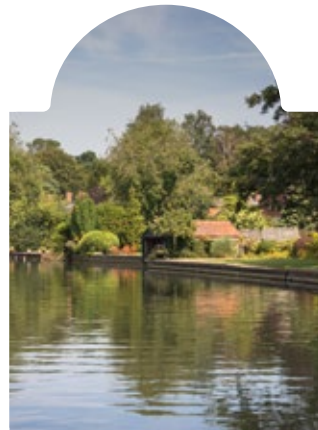
The town offers many amenities including a range of supermarkets, leisure facilities, shops, primary and secondary schools, sixth form college, doctors surgeries and a cottage hospital. There are regular bus and train services to the cathedral city of Norwich, where there are a wider range of facilities including an international airport and mainline.

Situated a short commute away from Norwich with its many amenities, Wroxham is renowned for its boating culture.

Standing on the river Bure, the village is divided by the river and shares its many attractions with the neighbouring Hoveton St John. Whether on the water or congregating in the busy pubs and restaurants on offer, there is something that will capture the heart of everyone. If you choose to hire a boat, you can travel at a leisurely pace along the broads and moor up at one of the local pubs. The Ferry Inn at Horning serves food all day and offers a fantastic outdoor space and plenty of mooring.

If you would rather stay on dry land, you can wander through the riverside park and feed the ducks, enjoy afternoon tea at one of the quaint tea rooms or simply sit and watch the boats go by in a sunshine filled pub garden.

The Bure Valley railway, which started in 1900, begins its journey in the centre of Wroxham. Both a steam and diesel train run the 18 mile round trip, taking you on a tour of pretty Norfolk villages and ending in Aylsham.



Note from the Vendor



“Our favourite view is across the fields towards the local school, it captures the tranquillity and community that drew us here.”



SERVICES CONNECTED

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

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

C. Ref:- 9320-2730-9590-2495-5625

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: ///corrosive.pack.monorail

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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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