



Chalk Farm Barn  
High Street | Wighton | Norfolk | NR23 1AL

# BARN EXCELLENCE



Fine & Country are privileged to bring Chalk Farm Barn to the market. With a setting in Wighton, one of the most sought-after Norfolk villages, superlative barn conversions of this standing only come along once in a blue moon. This unique property is the ideal family home, second home or investment property.







# KEY FEATURES

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- A Truly Outstanding Family Home of Traditional Brick & Flint Construction
- Four/Five Bedrooms - Two with En-Suites and a Family Bathroom
- Open Plan Kitchen/Dining Room with Separate Utility
- Three Reception Rooms and a Large Amdega Conservatory
- Large Entrance Hall with Feature Fireplace
- Exceptional Features including Exposed Brickwork, High Ceilings and Beams Throughout
- Stunning Views of the Church and Meadows towards Walsingham
- Large Fully Walled Garden and Pond
- Two Cart Sheds with Large Workshop
- Just 5 minutes from Wells-next-the-Sea
- The Accommodation extends to 3,969sq.ft
- Energy Rating: D

"We purchased the property in October 2000, and it was our home at weekends and holidays until 2012 when we retired, then it became our full-time home," the present owner explained. Asked what first drew them to Chalk Farm Barn, they said, "We fell in love with the uniqueness of the house and feeling of space in it and the flexibility of the accommodation. It's incredibly cosy in the winter."

## A Spacious and Unique Home

They were also attracted by the myriad original features throughout the barn, including the exposed brickwork, oak beams and the wonderful high ceilings – in particular, the vaulted ceiling in the entrance hall will not fail to make an impression on visitors. As regards the location, the owner said, "It's quiet but not cut off. The views towards the church and across to Walsingham at the rear are exceptional. The fully walled garden was a blank canvas when we bought it; it's large but not too large, and there are a variety of areas within it to enjoy, including a large pond which is in a sheltered area of the garden and can be separated off."

## A Rich History

The original barn dates from around 1845, and what is shown as the study/fifth bedroom on the floorplan was once the farm manager's office for Chalk Farm. The room retains the original brick floor, has a bread oven and a fireplace, which now houses the log burner.







# KEY FEATURES

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The games room or “billiard room” as it is referred to by the owner, which also has the original brick floor, was used to store milk churns and retains the arches on which the churns were placed. The original flagstone floors are still present in the entrance hall and kitchen. “It’s thought that the curved walls to the fourth bedroom and the utility room were part of stabling for horses,” the owner pointed out.

## Favourite Spaces

When asked about favourite spaces at the barn, the owner immediately replied, “The Harvey Jones kitchen which we put in new about five years ago with lots of storage. The open plan kitchen and dining room area is big enough for family dining in addition to a seating area in front of the log burner. It also opens into the conservatory. Another favourite is the main bedroom with loads of storage and an en suite. The side patio is a great spot for summer breakfasts, and the sitting room is cosy and quiet.” To ensure the sitting room is kept warm during the winter months, there is a log burner in it as well as in the spacious entrance hall, the open plan kitchen/dining room, and the study/fifth bedroom.

## Sets It Apart

Asked what has made the house so special during their time there, the owner said, “There is just so much character, and the house is also very quiet and calm. The position of the barn means that one feels part of the village while not being overlooked, so there is also a high degree of privacy. It was great for parties when the whole house was used, but still cosy when just the two of us were here.”

## The Outside

The garden is U-shaped around three sides of the barn and is fully enclosed by a wall. “The garden is now well established, and there is plenty of space for the raised beds and flowerbeds. We added an Amdega conservatory in 2006 and a Cranes Garden room more recently. This makes the most of the views and feeling that we are outside when the weather turns colder.” Also outside, the cart shed and workshop provide plenty of storage space, while there is ample off-street parking for vehicles on the shingled front drive with a gated entrance.

































































# INFORMATION

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## On The Doorstep

"The village is very welcoming and we have made a lot of local friends," the owner said. "It's a quiet place to live but still near amenities in Wells, so there are all the advantages of being near the coast while not being busy." The well-regarded restaurant and pub, The Carpenters Arms, which won the Norfolk Magazine Pub/Bar of the Year award in 2024, is within easy walking distance. "The village hall opened in 2023 with loads of activities and events throughout the year," the owner said. "The Coastliner bus stops at the corner of the High Street, which is 5 minutes' walk, and is great to get to Wells or as far as King's Lynn or Cromer without using the car. The house is also within walking distance of Wells and Walsingham, there are lots of local bike rides to enjoy, such as to Binham."

## How Far Is It To?

Wighton is a village and civil parish in the English county of Norfolk. The village is situated some 3.7 miles south of the town of Wells-next-the-Sea, 7.5 miles north of the town of Fakenham, and 28 miles north-west of the city of Norwich. The medieval pilgrimage centre of Walsingham lies 1.9 miles to the south. The Wells and Walsingham Light Railway runs close to the village, to the west, and there is a stop called Wighton Halt. The regular bus service (service number 36) which stops within the village also includes destinations such as Fakenham and Hunstanton on its route.

## Directions

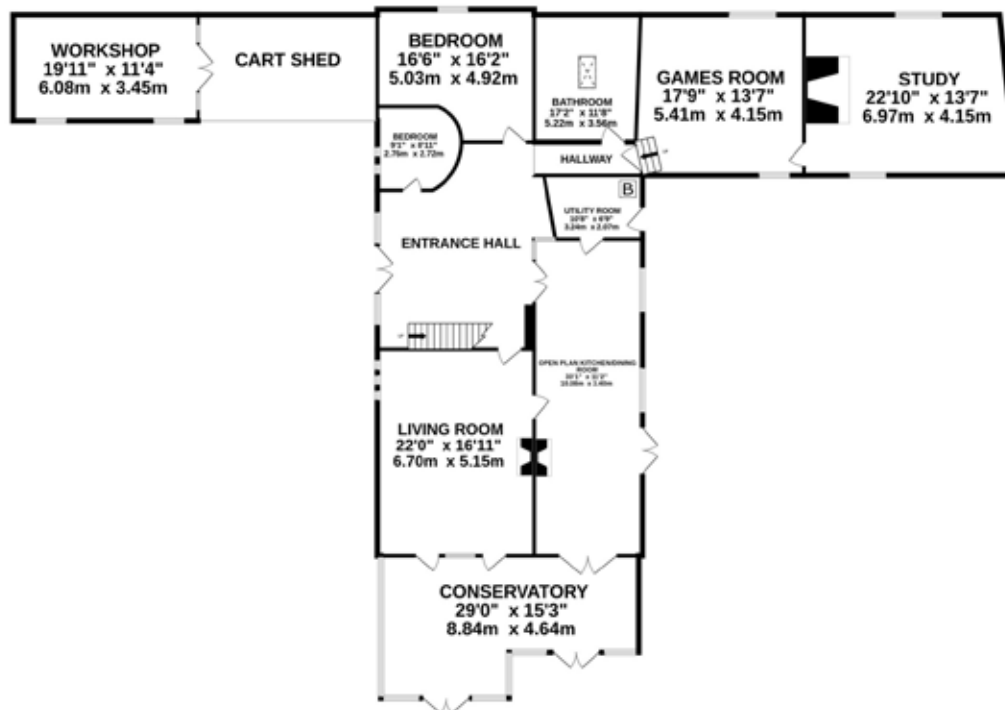
Leave Wells-next-the-Sea on Warham Road and, after approximately 2 to 3 miles, you will enter Wighton. Continue onto Wells Road, and then to High Street, and after passing Wighton Village Hall on your right, you will be able to see the location of the property by the Fine & Country For Sale board coming up on your left.

## Services, District Council and Tenure

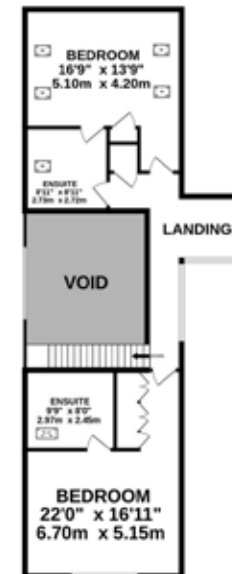
Oil Central Heating, Mains Water, Mains Drainage  
Broadband Available - please see [www.openreach.com/fibre-checker](http://www.openreach.com/fibre-checker)  
Mobile Phone Reception - varies depending on network provider  
Please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)  
North Norfolk District Council - Council Tax Band G  
Freehold



GROUND FLOOR  
3123 sq.ft. (290.1 sq.m.) approx.

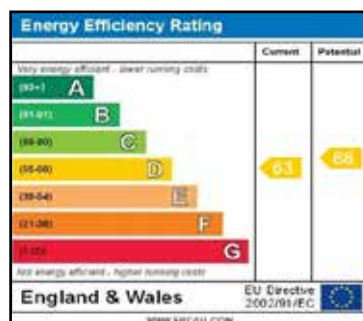


1ST FLOOR  
846 sq.ft. (78.6 sq.m.) approx.



TOTAL FLOOR AREA: 3969 sq.ft. (368.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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