



The Courtyard
Whissonett | Norfolk | NR20 5TA

CHARACTER AND CHARM



Set in the beautiful rural village of Whissonsett, this amazing four-bedroom barn conversion offers spacious and very light and airy living areas with wonderful vaulted ceilings with exposed beams. In a U-shaped configuration with stunning flint walls both externally and internally, the versatile and practical living accommodation extends to more than 2,500 sq.ft. over two floors and includes a large sitting room, kitchen/dining room, home office and utility room. The full-height entrance hall with a gallery landing won't fail to impress, and the breath-taking south facing courtyard garden is the icing on the cake. With off-road parking for several vehicles outside.







- A superb example of a Norfolk attached Grade II Listed Barn in a Rural Village setting
- Flexible Accommodation over two floors filled with Character and Charm
- An impressive Vaulted Entrance/Reception, Sitting Room, Kitchen/Family Room
- Four Bedrooms, Office Space, Utility Room, ground floor Bathroom
- Off Road Parking and enclosed Courtyard Garden
- Total Accommodation extends to 2597sq.ft

Sympathetic Conversion

The present owners came back to the UK in 1998 in order to look for a barn to convert to living and studio space. They found themselves a superb example of a Norfolk barn in a rural idyll. "It has very much been an organic development," they said. "Being Grade II Listed, this restricted the materials which we could use, but which we embraced because it helped it to blend in more with the local environment. We were able to reclaim many of the materials from the building and re-purpose them, which gave the place a more authentic and traditional appearance. And wherever possible, traditional constructional methods were used."

Much of the brickwork was done either from bricks onsite or from the vicinity, and all the flints used for repairs or new walls came from our ground – in the days before concrete, farmyards were cobbled with flints brought in off the fields. And the hand basins in the toilet came from the old primary school across the road.

"When the temperature outside is very hot, the house itself is nicely cool, due to its thick walls," the owners said, adding how peaceful their home is. "The space has a high degree of privacy from the street. And we like the fact there are multiple doors which can be left open in summer, making the house feel very connected to the outdoor space."



The Courtyard Garden

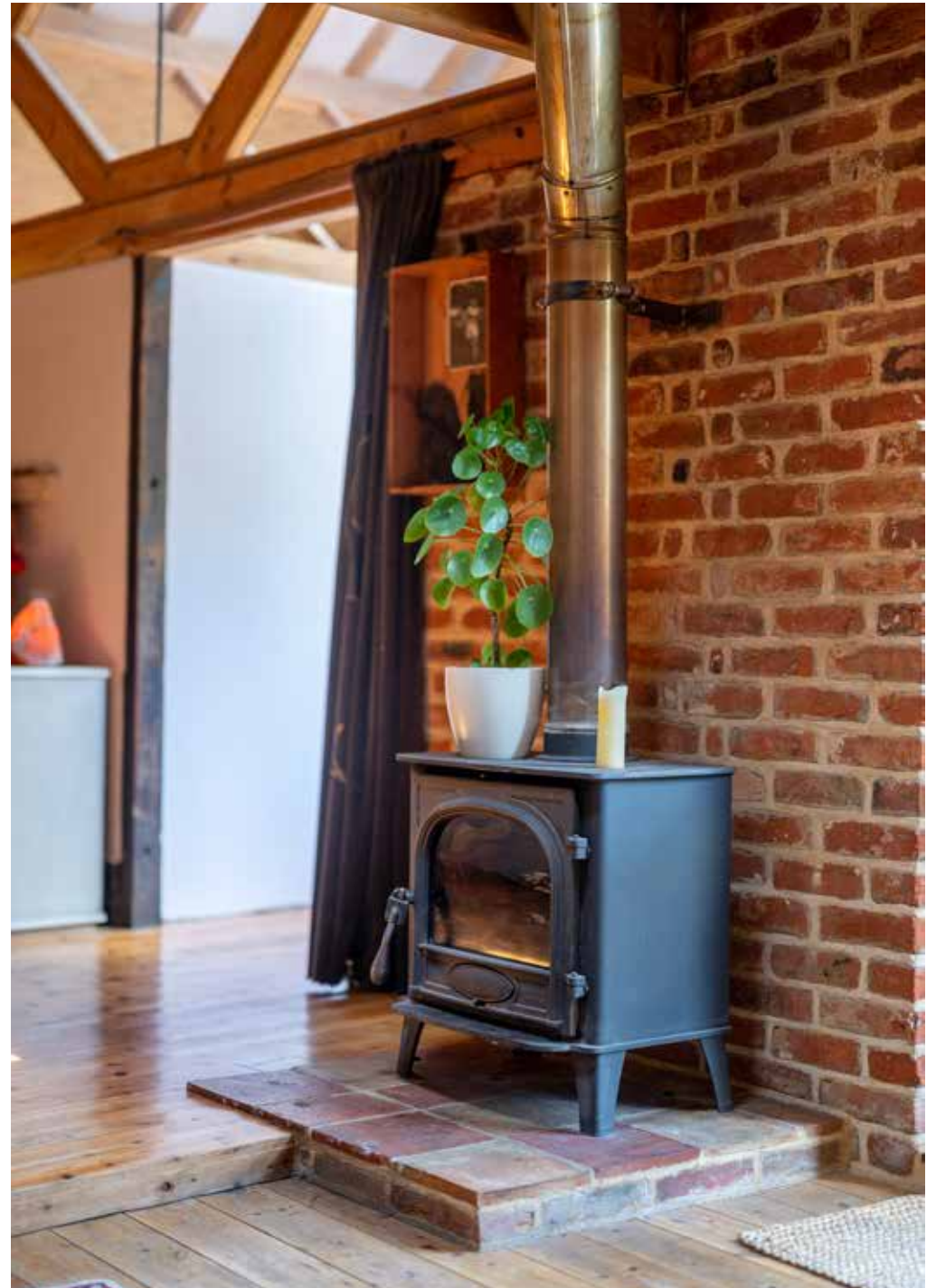
The south-facing courtyard garden is such a wonderful feature of the property. "The yard itself is a perfect suntrap – receiving sunlight from morning until evening. The sun moves around the courtyard, providing early morning sun on one side and the evening sun on the terrace, but there is also a shaded area to sit in the heat of summer." And being in such an unspoilt rural location, it comes as no surprise that there is a rich variety of local wildlife. "We often see buzzards and red kites flying overhead, and our bird feeders need replenishing on a daily basis."

Village Peace

Set in the heart of the Norfolk countryside, Whissonsett is located between the market towns of Dereham at approximately nine miles and Fakenham at around five miles. "The village is very quiet and off the beaten track, so traffic noise is minimal. There is no street lighting, and on a clear night the Milky Way is clearly visible. It is also a friendly village with a busy village hall and playing fields for the kids. The church and its grounds are beautiful," the current owners said. Whissonsett is surrounded by farmland and the village itself encircles a delightful church, St Mary's, which dates in part to the 14th and 15th centuries. The church features a particularly wide nave, a tower with buttresses and battlements with gargoyles.

The local schools are very good, and there are bus services from the village to local primary and high schools, referring to the schools to be found nearby in Brisley, Colkirk, Litcham and Fakenham.

The nearest pub, The Brisley Bell, is a national award-winning 'Great British Pub of the Year - 2021' and a great place to go anytime of the day. And, of course, the celebrated North Norfolk coast is also highly accessible from the property. "Being so close to the coast, it's easy to spontaneously go to the beach."







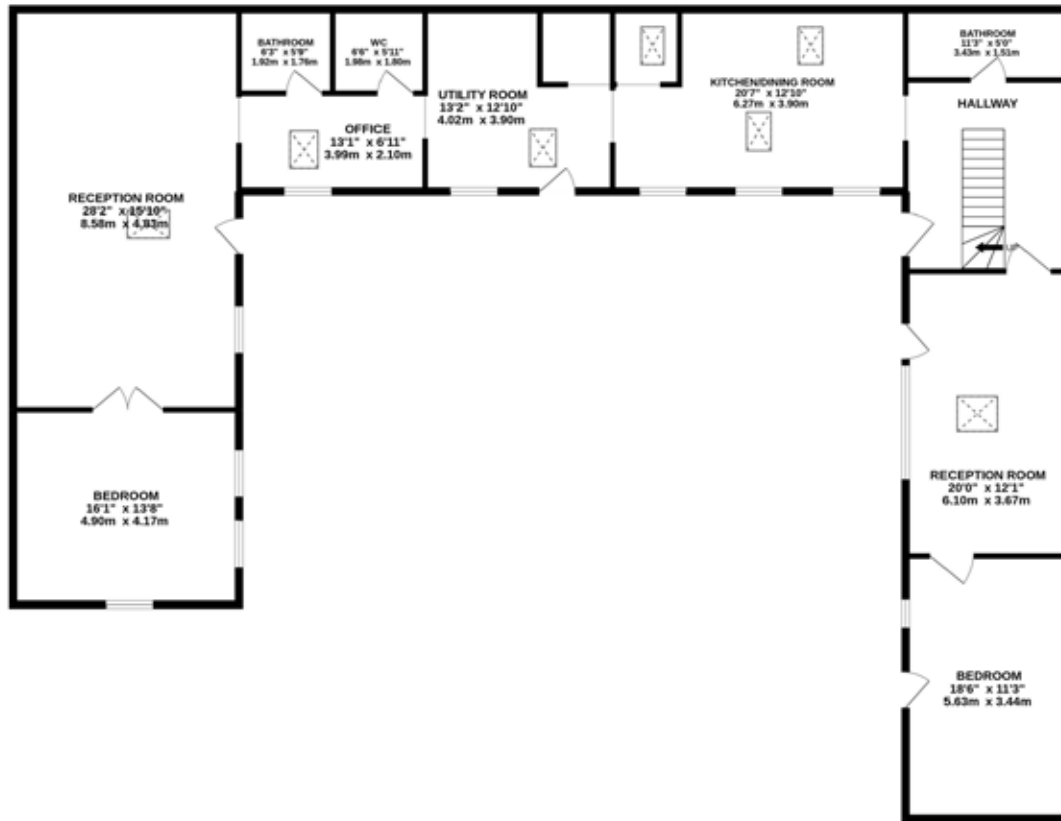








GROUND FLOOR
1929 sq.ft. (179.2 sq.m.) approx.



1ST FLOOR
668 sq.ft. (62.0 sq.m.) approx.



TOTAL FLOOR AREA : 2597 sq.ft. (241.3 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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On The Doorstep

Both Dereham and Fakenham offer a large range of amenities including two superstores, a newly constructed leisure centre, a good range of shops, library, cinema, hotels and restaurants. You also have easy access on to main trunk roads into Norwich, Kings Lynn and out of county areas.

How Far Is It To?

5 miles south of Fakenham and 24 miles north-west of Norwich City Centre. Often described as the gateway to the north Norfolk coast the thriving market town of Fakenham has the famous Fakenham Race Course, Pensthorpe Waterfowl Park and the Thursford Collection right on its doorstep, for more information go to www.fakenhamweb.co.uk. The Cathedral City of Norwich offers a wide range of cultural and leisure facilities, and a variety of good skills both in the public and private sectors. Norwich also benefits from its own rail line link to London Liverpool Street and an International Airport.

Services

OFCH, Mains - Water & Drainage
Breckland District Council - Band C
The Property is Freehold



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E	50 E	
21-38	F		
1-20	G		

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THE FINE & COUNTRY
FOUNDATION

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