

SALES & LETTINGS

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## West Barn, Manor Farm Barns, School Road, Worstead, Norfolk, NR28 9FG

A stylish and beautifully converted barn, with church and field views and set on a generous plot exceeding half of an acre. Located at the heart of the north Norfolk historical village of Worstead, praised in The Times 2024, for its picturesque setting, community spirit, the very popular annual Worstead Festival, that raises funds for local projects and its road and rail connections. The property benefits from its close proximity to these local amenities that include the St Mary the Virgin church, village hall, primary and pre-schools and The White Lady public house, hotel and restaurant.

Set well back from the road, West Barn is approached over a shared driveway onto a shingle expanse, providing ample off-road parking and access to a double garage. To the side, a paved terrace, ideal for dining alfresco, extends away to an established and well-maintained garden with borders, vegetable and cut flower patches, wild flowers and trees which is edged with native hedging and a garden wall.









- BARN CONVERSION
- NO ONWARD CHAIN
- UNDERFLOOR HEATING

- IDEAL ESCAPE TO THE COUNTRY
- PLOT EXCEEDING HALF OF AN ACRE
- OFF-ROAD PARKING & DOUBLE GARAGE

- BEAUTIFULLY PRESENTED THROUGHOUT
- FOUR - FIVE BEDROOMS, TWO WITH EN-SUITES
- CENTRAL TO AYLSHAM, NORTH WALSHAM, STALHAM & WROXHAM

Beautifully presented throughout, the main entrance to the property leads into a hallway where separate internal doors provide access into a cloakroom and a family lounge with feature fireplace. Two sets of double doors from the lounge lead to the rear garden and through to the spacious and elegant dining room with a separate office or study. There is also a kitchen, breakfast room with doors to the side terrace and a separate utility. To the first and second floors, a family bathroom and four to five bedrooms, two with en-suites, complete this spacious family home.

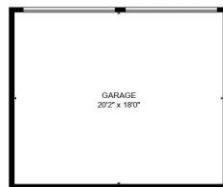
West Barn further benefits from its central location between the historic market towns of Aylsham, North Walsham, Stalham and the renowned Norfolk Broads capital of Wroxham. The Bittern Railway Line, stretches from Norwich, stopping nearby at the Worstead Station and onward to the seaside towns of Cromer and Sheringham.







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FLOOR 3



FLOOR 2

**TOTAL: 3177 sq. ft**

FLOOR 1: 1580 sq. ft, FLOOR 2: 1049 sq. ft, FLOOR 3: 548 sq. ft  
EXCLUDED AREAS: GARAGE: 364 sq. ft, COURTYARD: 2602 sq. ft, PATIO: 710 sq. ft,  
OPEN TO BELOW: 162 sq. ft, LOW CEILING: 66 sq. ft

MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.







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Stobart & Hurrell

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