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

Set on a generous plot of over half an acre, West Barn is a beautifully converted and stylishly appointed detached barn, enjoying open church and field views. Located in the heart of the historic north Norfolk village of Worstead—praised by The Times in 2024 for its charm, community spirit, and the much-loved annual Worstead Festival—this exceptional home is perfectly placed for both village life and wider connections.

Worstead boasts a range of local amenities, including the Grade I-listed St Mary the Virgin Church, village hall, primary and pre-schools, and the popular White Lady pub, hotel, and restaurant. The village also benefits from excellent road and rail links, with Worstead Station offering direct access to Norwich, Cromer, and Sheringham via the Bittern Line.

Set well back from the road, the property is approached over a shared driveway leading to a wide shingle expanse offering ample off-road parking and access to a double garage. A paved terrace to the side provides the perfect setting for alfresco dining, while the surrounding established gardens include well-stocked borders, wildflowers, trees, vegetable and cut-flower patches, and are framed by native hedging and a garden wall—a true haven for gardeners and nature lovers.





- BARN CONVERSION
- NO ONWARD CHAIN
- UNDERFLOOR HEATING

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

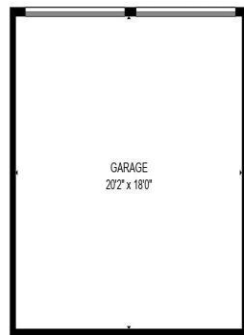
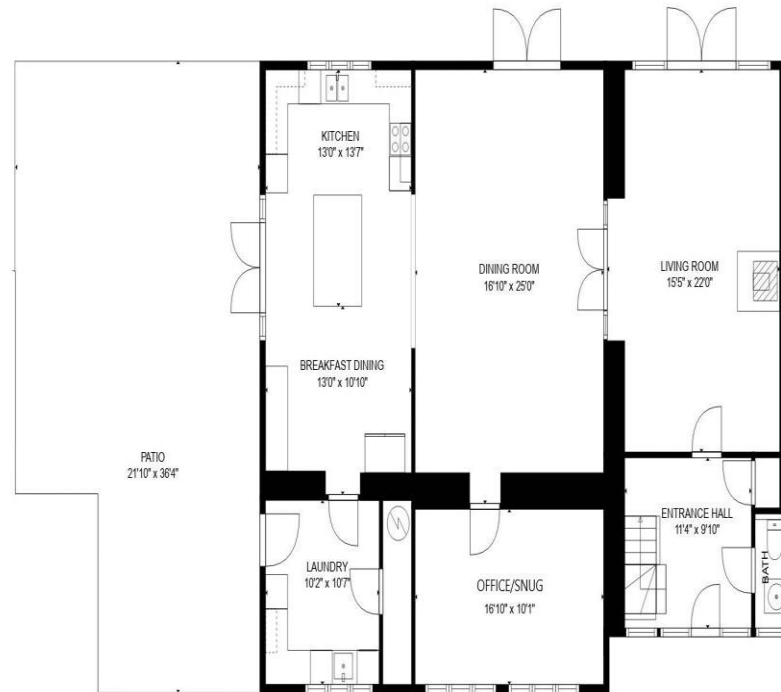
- BEAUTIFULLY PRESENTED THROUGHOUT
- FOUR - FIVE BEDROOMS, TWO WITH EN-SUITES
- CENTRAL TO AYLSHAM, NORTH WALSHAM, STALHAM & WROXHAM

Inside, the home is beautifully presented throughout, with the main entrance opening into a welcoming hallway with access to a cloakroom and a bright family lounge featuring a fireplace and double doors that lead to the rear garden and an elegant dining room. A separate office or study provides a quiet space for home working, while the kitchen breakfast room with doors to the terrace, and a separate utility room, offer functional ease for everyday living. Arranged over the first and second floors are four to five bedrooms, two with en-suite bathrooms, and a stylish family bathroom, providing generous and versatile accommodation for modern family life.

West Barn enjoys a central position between the market towns of Aylsham, North Walsham, Stalham, and the Broads capital of Wroxham, combining peaceful rural living with easy access to shops, schools, and the scenic waterways of the Norfolk Broads.







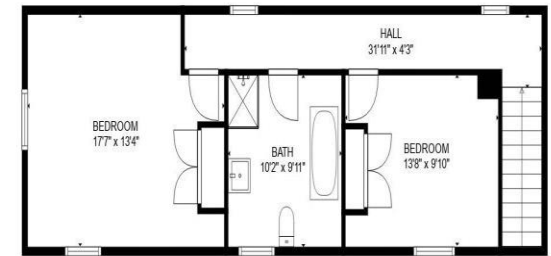
TOTAL: 3177 sq. ft

FLOOR 1: 1580 sq. ft, FLOOR 2: 1049 sq. ft, FLOOR 3: 548 sq. ft

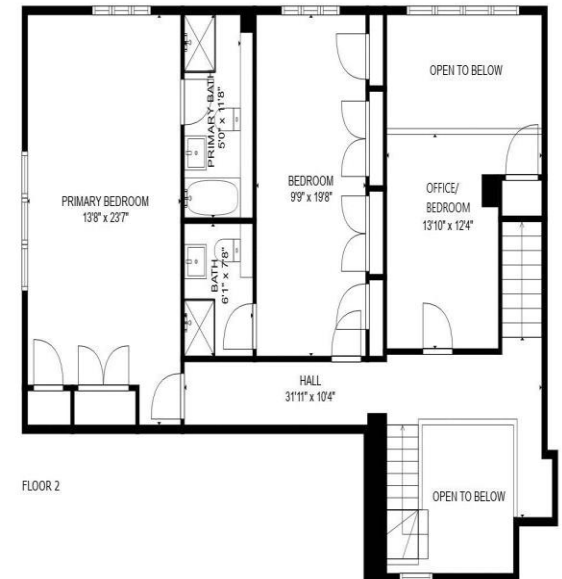
EXCLUDED AREAS: GARAGE: 364 sq. ft, COURTYARD: 2602 sq. ft, PATIO: 710 sq. ft,

OPEN TO BELOW: 162 sq. ft, LOW CEILING: 66 sq. ft

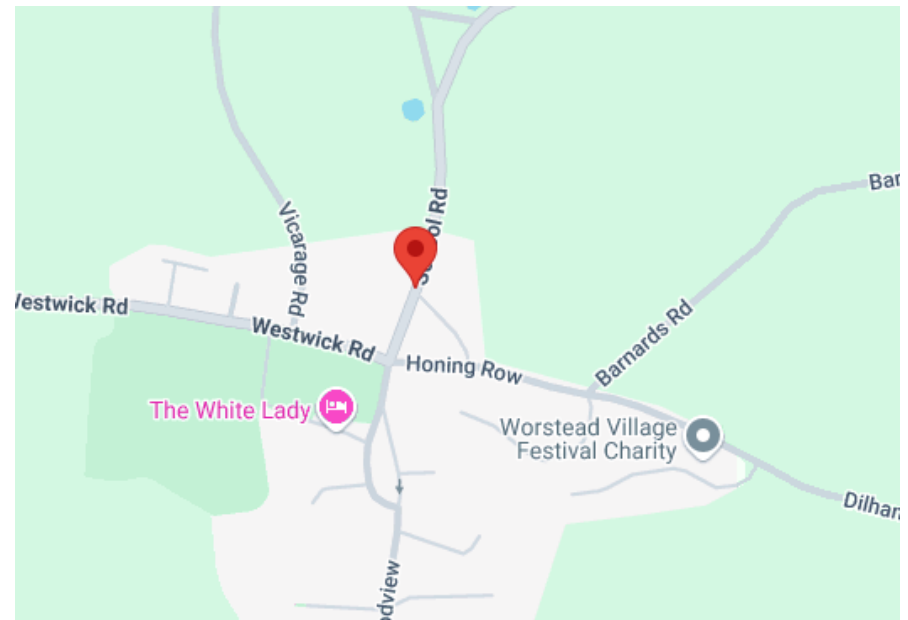
MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



FLOOR 3



FLOOR 2





Whether selling, buying or letting, there can be plenty to organise. Our range of services and our experience of the local market means we can help or recommend like-minded reputable firms to assist you with your move.



Come in and meet us, visit us on line or call and speak to one of the team to learn more.

Stobart & Hurrell

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