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**STOBART
&
HURRELL**

Worstead Barn, Broad Road, Worstead, Norfolk, NR28 9RU

Nestled amid rolling countryside on the edge of the picturesque village of Worstead, this beautifully modern yet characterful barn conversion offers an idyllic rural retreat for those seeking a slower pace of life without sacrificing convenience. Worstead Barn enjoys close proximity to a range of local amenities, including a train station, primary and pre-schools, a village church and hall, and the well-regarded White Lady public house.

Approached along a leafy country lane, the property is enclosed at the front by timber fencing, with ample off-road parking to the side. At the centre of the home lies a private inner courtyard, offering a sheltered and inviting space ideal for alfresco dining or relaxed gatherings with family and friends.





STOBART & HURRELL

- OFF-ROAD PARKING
- NO ONWARD CHAIN
- ENCLOSED COURTYARD

- NORTH NORFOLK VILLAGE LOCATION
- BEAUTIFULLY PRESENTED THROUGHOUT
- COUNTRYSIDE SETTING WITH FIELD VIEWS

- THREE BEDROOMS, MASTER WITH EN-SUITE
- APPROXIMATELY FIVE MILES TO NORTH WALSHAM
- NEARBY LOCAL AMENITIES INCLUDING TRAIN STATION

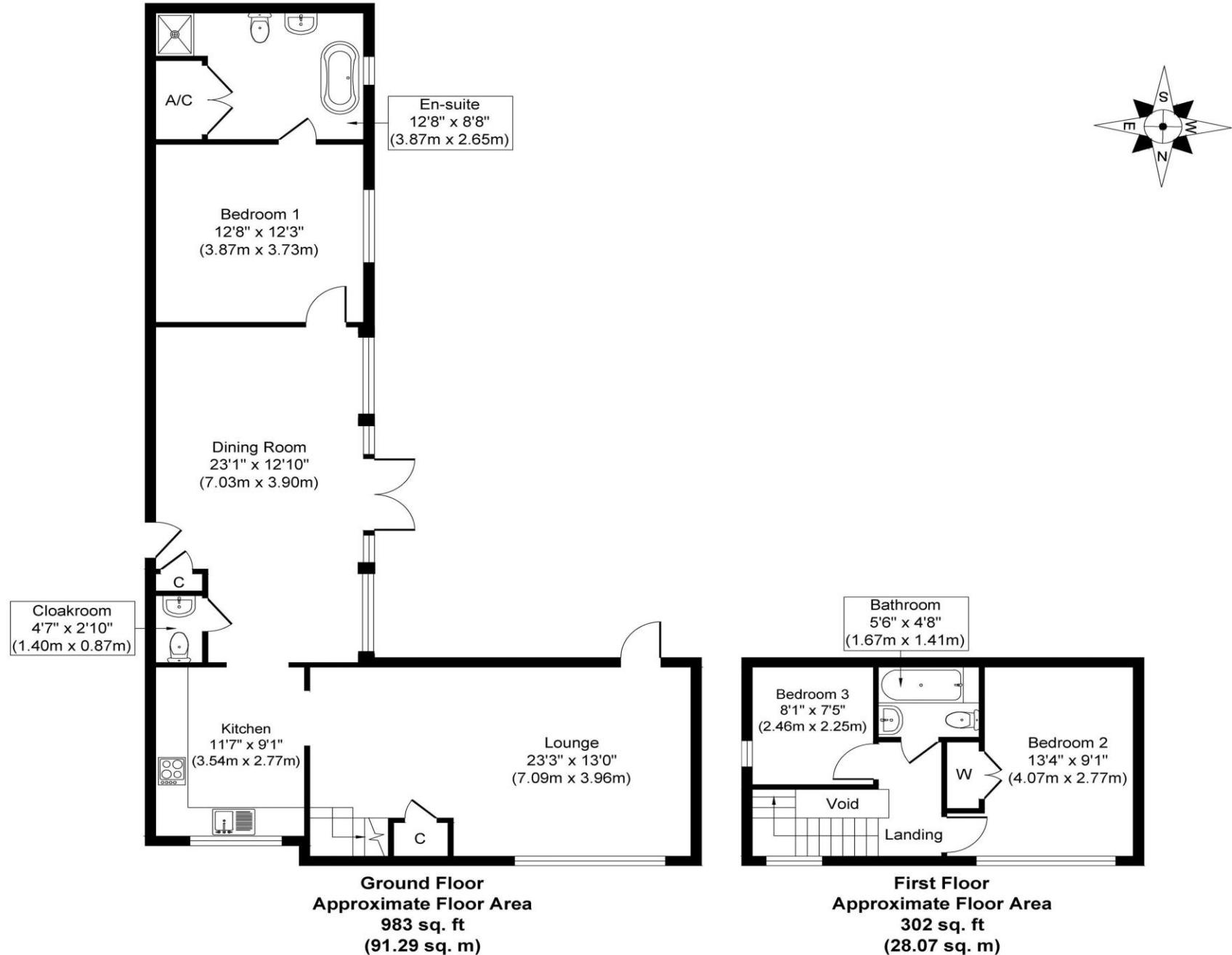
Inside, the barn is beautifully presented, showcasing rustic exposed beams and warm natural textures throughout. The ground floor features a welcoming cloakroom, a well-equipped kitchen, and an exceptional master bedroom suite, complete with a luxurious bathroom and freestanding bathtub. Two generous reception rooms, both opening directly onto the courtyard, offer flexible and versatile living spaces. A striking wooden staircase leads to the first floor, where a stylish family bathroom and two further bedrooms complete the accommodation.

Perfectly positioned between the historic market towns of Aylsham, North Walsham, and Stalham, and just a short drive from Wroxham, the gateway to the Norfolk Broads, Worstead Barn enjoys an enviable blend of rural tranquillity and connectivity. The Bittern Railway Line provides regular services from nearby Worstead Station to both Norwich and the North Norfolk coast, making this a truly rare find for those seeking country living with excellent accessibility.



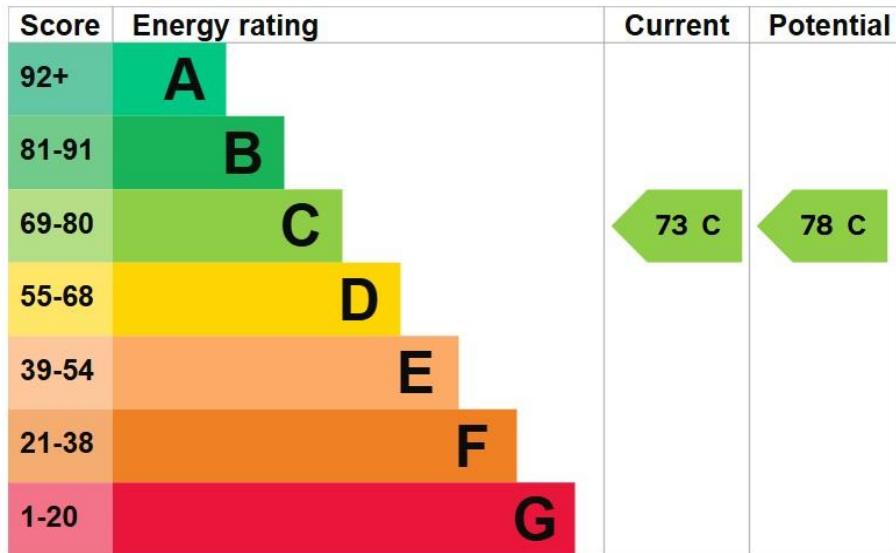


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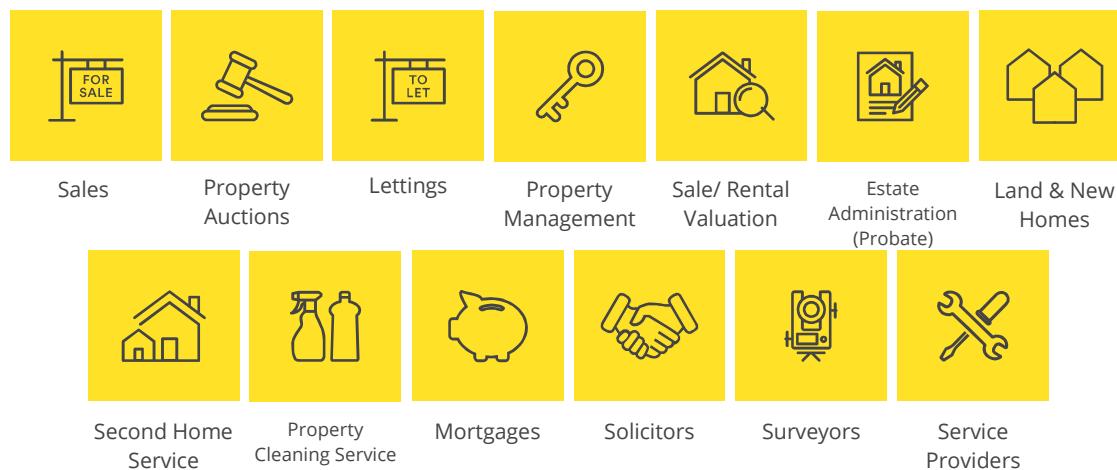
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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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