



121 The Street, Barney

Fakenham



Minors & Brady



# 121 The Street

## Barney, Fakenham

Beautifully renovated throughout, this semi-detached village home offers modern living in a peaceful countryside setting. The bright and welcoming sitting room flows into a stylish kitchen and dining area fitted with sleek cabinetry, integrated appliances, and ample space for family meals or entertaining. There are three well-proportioned bedrooms filled with natural light, alongside a contemporary bathroom with elegant finishes. The home has benefited from a new roof and a new Worcester Bosch Boiler with a 7-year warranty, along with new radiators throughout, ensuring comfort and efficiency. Outside, the large and private rear garden stretches out towards open fields, featuring a patio, shingled area, and three useful outbuildings perfect for storage or workshop use, with a nearby footpath ideal for dog walks. To the front, there is parking for two vehicles, and the property also offers potential for future expansion, subject to planning permission. Perfectly positioned on the edge of the charming village of Barney, within easy reach of Holt, Fakenham, and Norfolk's beautiful beaches, this chain-free home is ready to move into and enjoy.

### Location

The Street sits at the centre of the traditional North Norfolk village of Barney, surrounded by open countryside yet conveniently placed for the nearby market town of Fakenham, just a short drive away. The village retains a strong rural character with period cottages, a historic parish church, and easy access to scenic walking routes and quiet country lanes. Local amenities include a bar, shop, and restaurant within walking distance of a popular campsite, open to the village. Everyday amenities, including shops, schools, and medical facilities, can be found in Fakenham and Holt, both within easy reach, while the stunning North Norfolk coastline with its sandy beaches and nature reserves lies less than 20 minutes away. The area offers an authentic village atmosphere with a welcoming community, making it ideal for those seeking countryside living with good connections to larger towns and the coast.

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# 121 The Street

Barney, Fakenham

## The Street, Barney

Stepping into the entrance hall, you are welcomed into a bright and inviting sitting room, softly decorated and filled with natural light from the large front-facing window. The space feels calm and comfortable, with a built-in storage cupboard adding a practical touch that keeps the room tidy and organised.

Continuing through, the home opens into a beautifully presented kitchen and dining area, designed with modern living in mind. The light wood-effect flooring and neutral tones create an airy flow, while the newly fitted kitchen offers sleek cabinetry, matching worktops, and integrated appliances for a polished finish. There's plenty of space for a family dining table or casual seating area, and a rear door opens directly to the garden, perfect for enjoying the fresh countryside air.

The ground floor bathroom continues the home's modern theme, fitted with a clean white suite including a bath with overhead shower, vanity unit with basin, and low-level WC. Thoughtful finishes in pale wood and white tiling give it a fresh, elegant look.

Upstairs, three well-sized bedrooms provide comfortable and versatile accommodation. Two generous doubles include built-in storage, while the third bedroom offers flexibility as a single, guest room, or study. Each enjoys soft carpeting underfoot and ample natural light, making the upper floor feel relaxed and restful.



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## Barney, Fakenham

Outside, the property really shines. The impressive rear garden stretches far into the distance, bordered by open fields that create a lovely rural outlook. It is notably private, featuring a patio and shingled area that leads onto an extensive lawn bordered by timber fencing and mature hedging, offering a peaceful outdoor space for relaxation and leisure. Three useful outbuildings provide excellent storage or workshop potential, and a nearby footpath offers easy access to scenic countryside walks.

To the front, there is off-road parking for two vehicles.

Additionally, the home benefits from double glazing throughout, a new roof and boiler installed in May, newly updated electrics, new doors and flooring throughout, and a recently fitted bunded oil tank, ensuring comfort, efficiency, and long-term peace of mind.

### Agents notes

We understand that the property will be sold freehold, connected to main services, water, electricity and drainage.

Heating system- Oil Central Heating

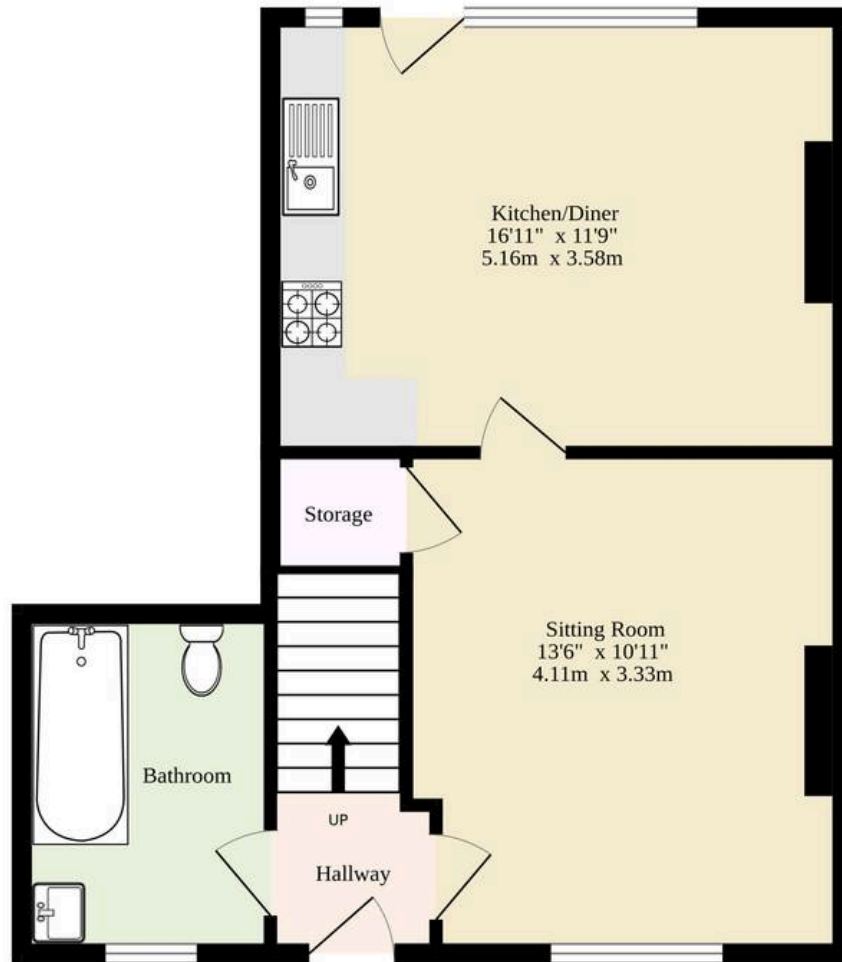
Council Tax Band- B

Some images used in this listing have been AI-staged to illustrate potential furnishing and layout options. We recommend arranging a viewing to assess the space and features in person.

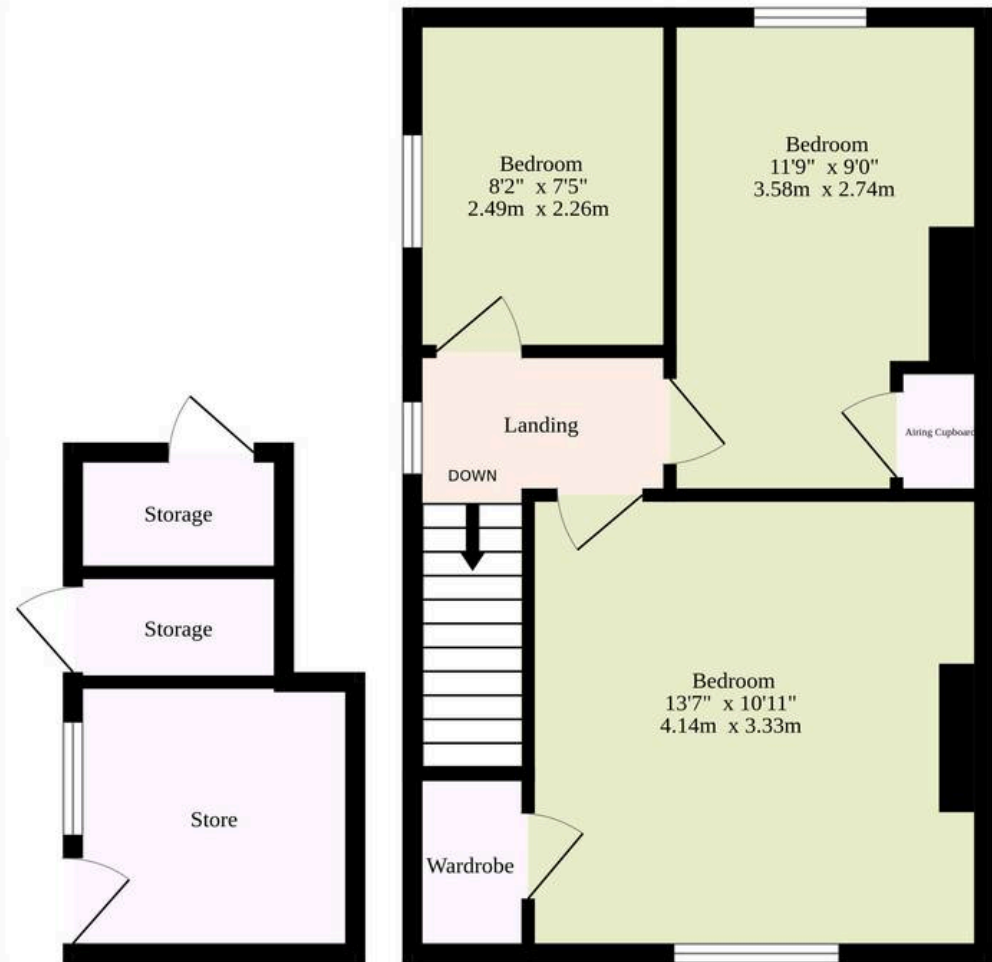




Ground Floor  
466 sq.ft. (43.3 sq.m.) approx.



1st Floor  
330 sq.ft. (30.7 sq.m.) approx.



TOTAL FLOOR AREA : 796 sq.ft. (74.0 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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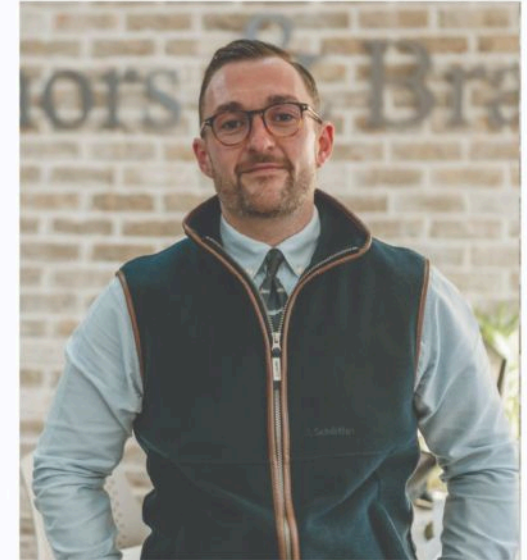
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01362 700820



9a Market Place, Dereham, NR19 2AW

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