



THE STORY OF

Hall Farm Barn

Morston, Norfolk

SOWERBYS

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Hall Farm Barn

The Street, Morston,
NR25 7AA

Detached Barn Conversion

Located in the Heart of Morston

0.9 Acres (STMS) of Formalised Grounds

Private and Discreet Setting

Beautifully Maintained and Presented

Classic Barn Features

Well-Proportioned Accommodation

Walking Distance to Morston Quay

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“An unexpectedly magical space.”

The unmistakable theatre of a classic and traditional Norfolk barn, sympathetically combined with luxurious accommodation and discreet surroundings to create a magical coastal home of the rarest kind.

‘Hall Farm Barn’ in Morston comes to the open market for the first time in over 30 years, having been a much-loved and cherished holiday home for a family spread across the country.

A place created to enjoy family gatherings on a large scale throughout the year, this special barn features flexible receptions, sociable dining options, glorious formal grounds, and a hard to beat coastal

position with Morston Quay and the heritage coastline just a short stroll away.

Beautifully maintained throughout, the barn presents a rare opportunity to own and enjoy a substantial period home located in Morston, arguably one of north Norfolk’s most prized coastal villages.

Intricate brick and flint elevations sit under a traditional pantile roof to create a distinguished home, set within a former tithe barn. Expertly converted into a dwelling in 1992, with the assistance of local craftsmen, this fine home boasts refined accommodation, which extends to around 2,700 sq. ft., predominantly set over two floors.





A wonderful reception hall with a double height atrium window immediately sets the tone for the barn and looks out over a south-facing sun terrace. A 30' long, dual aspect kitchen and dining area creates a highly sociable space for gatherings on a grand scale, and flows directly out onto a paved sun terrace, enclosed by brick and flint walls.

“The large, sun-drenched entrance hall is the perfect spot to enjoy a quiet moment of reflection...”

Two formal receptions provide flexible living areas, each with their own strong identity and features. A formal, yet cosy living room provides a refined space set around a charming inglenook fireplace. An elevated family room creates an alternative reception for large, informal gatherings and features a vaulted and beamed ceiling, ornate fireplace with wood-burner, and floor to ceiling south-facing windows.







Tucked away at one end of the ground floor is a delightful bedroom. This charming room features a luxurious en-suite shower room, south-facing views and a unique mezzanine ‘bed shelf’ for that occasional extra guest.

Further accommodation to the ground floor includes a guest WC and the all-important utility room.

“We have lived at the property for over thirty years, it has been the centre of our family over several generations.”



A wonderful turning staircase rises elegantly from the reception hall to a galleried landing, where far-reaching southerly views can be enjoyed. A sumptuous principal bedroom suite perfectly embraces all the classic features of the barn, with exquisite proportions and a vaulted and beamed ceiling. A luxurious en-suite bathroom adds further refinement to this very special principal suite and includes a fabulous walk-in shower and separate bath.

Two further double bedrooms, of generous proportions, provide further guest space and are served by a family sized bath and shower room.

‘Hall Farm Barn’ is discreetly nestled in wonderful, private grounds which extend to around 0.9 acre (stms) and enjoy a sun-drenched southerly aspect. The grounds complement and extend the family accommodation perfectly by creating outside space and a social hub for those family gatherings. Off the atrium hall is a delightful sunken terrace, which is flanked by retainer brick and flint walls and dressed in colourful, soft landscaping to create a magical space which basks in the sunshine.

Off the kitchen/diner, and to the east elevation, is a further paved sun terrace which looks out over sprawling lawns and creates a wonderful space for gatherings on a large scale. This delightful area is enclosed by high brick and flint walls to create a sheltered and intimate space.

A private, gated entrance gives access to the grounds with a long sweeping driveway, flanked by lawns and soft landscaping. To the left of the driveway is an area designated for flexible storage options and ideal for boats. The driveway elegantly arrives at a central hard-standing and turning area in front of the barn, providing extensive and flexible parking options. Two pairs of double barn doors open to reveal spacious garaging and storage options. Forming part of the main barn structure, the garaging offers further potential for habitable enhancement (subject to relevant planning consents) and there is further potential to create additional garage/store options away from the main barn.



“...dressed in colourful, soft landscaping to create a magical space which basks in the sunshine.”



The grounds are mainly laid to lawn with soft landscaping to provide an idyllic and calming environment. Facing due south, the gardens are blessed with plenty of sunshine throughout the day and early evening.

“Hall Farm Barn is sunny, peaceful and unique.”

Located in the heart of Morston, yet discreetly tucked away, Hall Farm Barn enjoys a blessed location and environment. Step outside the grounds and you are just a short walk away from The Anchor Inn, a fantastic gastro pub, Morston Hall, a Michelin Starred Country House Hotel, and of course the historic Morston Quay with its sailing community and access to some of the finest coastal walks the region has to offer.





“Morston is a special place where it feels like all is well with the world.”



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. 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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ALL THE REASONS

Morston

IN NORFOLK
IS THE PLACE TO CALL HOME



Known for its beautiful countryside and stunning coastal scenery, Morston is a charming village

situated on the north Norfolk coast, within an Area of Outstanding Natural Beauty.

The village itself has a small, but thriving, community. In addition to the village hall and church, there are several other notable amenities. From the Michelin Starred Country House Hotel - 'Morston Hall', and the recently re-opened 'Anchor Inn' - a popular local pub and restaurant, to Morston Quay, with its sailing community and access to wonderful coastal walks, there is plenty to see and do in Morston.

Situated on a tidal creek, which is part of the larger Blakeney Harbour, there are plenty of

opportunities for water-based activities, such as sailing, kayaking, and boat trips to see the wild seal colony at Blakeney Point. The creek is also home to a small working fishing harbour, which adds to the village's charm and character.

Located on the Norfolk Coast Path, a long-distance footpath that runs from Hunstanton to Cromer, there are also several circular walks in the surrounding countryside, including the Morston Marshes Nature Reserve, which is home to a wide variety of birds and other wildlife.

Overall, Morston is a delightful village that offers the perfect blend of coastal and countryside living. It is a place where visitors can relax and unwind in a beautiful natural setting, while also enjoying the warm hospitality of the local community.



Note from the Vendor



Stiffkey

“A coastal path walk from Morston to Stiffkey Freshes never fails to deliver; there’s always something different to see and its a wonderful picnic spot too.”

THE VENDOR



SERVICES CONNECTED

Mains water and electricity. Heating via oil fired central heating. Septic tank drainage.

COUNCIL TAX

Band G.

ENERGY EFFICIENCY RATING

E. Ref:- 6437-8825-7200-0020-6276

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above.

Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

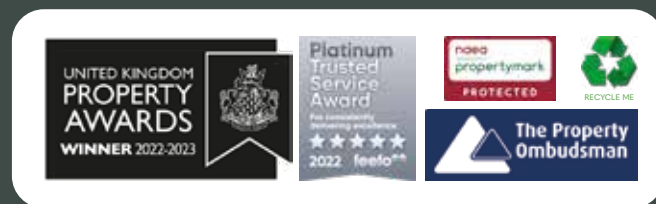
Freehold.

LOCATION

What3words: ///polka.defender.flames

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