



THE STORY OF

4 Belle Vue Farm Barns

Briningham, Norfolk

SOWERBYS

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Briningham, Norfolk
NR24 2QN



Three Bedroom, Three Bathroom Barn

Feature Packed Lateral Living Space

Epic Vaulted and Beamed Ceilings

Excellent Condition Throughout

Shaker Style Kitchen/Dining Room

Wonderful South-Facing Walled Garden

Private, Off-Road Parking

Idyllic Countryside Setting

Close to Holt and Coastline



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“In the early summer evenings, our favourite place in the house is in the walled garden with the doors all open and entertaining friends.”

A classic Norfolk barn combining sublime living space, discreet walled gardens and nestled alongside glorious open countryside.

4 Belle Vue Farms Barns is a wonderful example of a traditional Norfolk barn conversion that showcases all of

the theatre one would expect from a single storey barn and combines that effortlessly with refined living space all set around a private, walled garden. Add to this a picturesque countryside setting that is perfectly placed to embrace the wonders of north Norfolk, this barn really delivers in every aspect.



The impressive living area fully embraces the unique space only a barn can offer. Epic, vaulted and beamed ceilings span a lounge and kitchen/diner to create a wonderful entertaining space that connects seamlessly with an enchanting, south-facing walled garden. A classic Shaker kitchen combines a generous dining space ideal for dinner parties with French doors connecting out to the glorious garden.

“Our home in three words: A countryside retreat.”

Three individual double bedrooms each showcase typical barn features whilst two feature en suite shower rooms and a family sized bathroom brings together the perfect balance to this unique and impressive barn conversion.





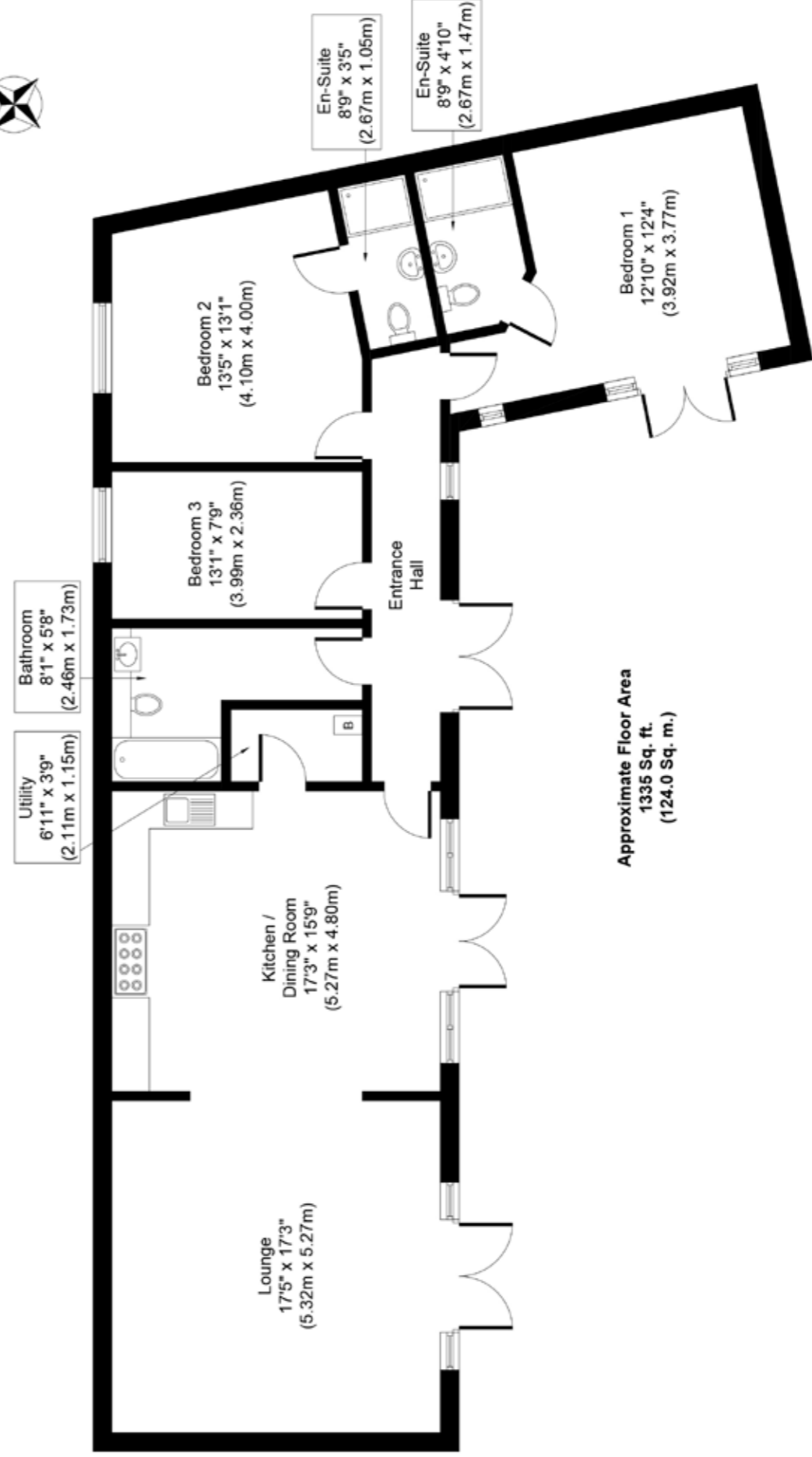


Modern comforts and efficiencies are subtly incorporated into the property and include under floor heating and double glazing throughout.

The delightful south-facing walled garden provides a highly discreet and tranquil space and connects with the barn via no less than four sets of French doors.

Featuring a paved sun terrace, shaped lawns and colourful borders flanked by privacy walls this wonderful space enhances the barn and provides a generous stage from which to entertain. A private driveway provides the all-important off-road parking.

Whether you are looking for the perfectly balanced holiday retreat, that comfortably accommodates six, or the dream country/coastal home, 4 Belle Vue Barns is a real treat.



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



Briningham

IN NORFOLK
IS THE PLACE TO CALL HOME



With one of the oldest churches in Norfolk, and its own micro climate, Briningham has lots to offer.

which waves the flag for the independent shops that add vibrancy to the Georgian town centre. Throughout the year, there are plenty of local events including a summer Holt Festival and 1940s Weekend, which takes over the town and 'Poppy Line' heritage railway that runs between here and Sheringham.

Briningham is a small Norfolk hamlet between Holt - 4 miles - and Fakenham - 9 miles.

Its main claim to fame is its micro climate. It's caused by its extreme height - well for Norfolk. It stands just below Pigg's Grave at a giddy 322 feet above sea level. No skiing available here however. But, in fact, in 2004 the temperature reached 42C when all around it was cool and cloudy.

Briningham also has the eccentric Belle Vue tower and one of the oldest churches in Norfolk, St Maurice's.

Nearby Holt has a strong sense of community thrives among the proud residents and local businesses of Holt, and many of the latter champion the local 'Love Holt' initiative

With a traditional butcher, fishmonger and greengrocer, the town even has its own department store and food hall, Bakers and Larners, a local landmark which has been run by the same family since 1770. Lose yourself for an hour browsing the aisles and filling your basket with fine food from around the world along with local artisan producers and even the store's own range of tasty treats.

The town and its surrounding yards house a collection of chic boutiques and luxe lifestyle stores to explore and fill your home and wardrobe with beautiful things – linger and choose your favourite locally made fragrance at Norfolk Natural Living.



Note from the Vendor



A picture of Cromer, a coast 20 minutes away from Holt.

“We’ve loved the seamless connection with the countryside, the coast and a life with the practical necessities not far away.”

THE VENDOR



SERVICES CONNECTED

Mains electricity, water and drainage. Under floor, oil-fired central heating.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

D. Ref:- 5600-1438-0022-8190-3523

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: ///tricycle.boldest.roadways

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