



THE STORY OF

The Old Barn

Weybourne, Norfolk

SOWERBYS

S

THE STORY OF

The Old Barn

6 Church Farm Close, Weybourne, Norfolk
NR25 7HP

Beautiful Location within Weybourne,
at the foot of All Saints Church

Immaculately Presented

Private Walled Garden

Three Bedrooms

Large Kitchen/Breakfast Room

Large Sitting Room/Dining Room

Successful Holiday Let

Single Garage

Off-Road Parking for Several Cars

SOWERBYS HOLT OFFICE
01263 710777
holt@sowerbys.com



“The sitting room is always bright and welcoming...”

Introducing The Old Barn at Church Farm Close, a captivating retreat nestled within the charming village of Weybourne. This picturesque property exudes rustic elegance and promises a delightful escape for homeowners and guests seeking comfort and tranquility.

The spacious sitting/dining room offers plenty of space and great versatility for families and friends to gather and create lasting memories. The kitchen/breakfast room perfectly complements

the reception space, with traditional style units, integrated appliances and ample space for cooking and socialising. The Old Barn's interior is adorned with charming details, including exposed beams and vaulted ceilings, adding to the property's timeless allure.

Upstairs there are three inviting bedrooms with the principal bedroom being particularly spacious and having its own en-suite. The other two bedrooms share the bathroom.





A single garage provides convenient parking or storage space for guests, while the enchanting walled courtyard garden invites relaxation amidst the serene surroundings and front-row seat to All Saints Church and the Priory, which is believed to have been built AD 950-1066. Whether enjoying a morning coffee al fresco or unwinding with a book in the afternoon sun, this outdoor haven is sure to delight.

Ideally situated near local amenities and the stunning Norfolk coastline, The Old Barn at Church Farm Close is a coveted destination for holidaymakers seeking the perfect blend of comfort and convenience. With a history of successful holiday lets, this property presents a lucrative opportunity for investors or those looking to continue its legacy as a cherished holiday retreat, but equally serves perfectly well as a much-loved home.

Don't miss your chance to experience the enchantment of The Old Barn – book your stay today and discover the beauty of Weybourne's countryside charm.



First Floor
Approximate Floor Area
859 sq. ft
(79.80 sq. m)



Garage
Approximate Floor Area
169 sq. ft
(15.70 sq. m)



Ground Floor
Approximate Floor Area
961 sq. ft
(89.27 sq. m)

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.

Copyright V360 Ltd 2023 | www.houseviz.com

ALL THE REASONS



Weybourne

IN NORFOLK
IS THE PLACE TO CALL HOME



Just three miles west of Sheringham, Weybourne is familiar to many as a stop on The Poppy Line steam railway, which is a magnificent way to arrive at this unspoilt coastal village. You might spot pretty Weybourne Windmill as you ride the line, which local legend says once signalled to smugglers with the turn of its sails whether the coast was clear to land.

The mill was later home to Mr and Mrs Dodds who were arrested as spies during World War II, after police spotted the couple using the windmill to signal out to sea and discovered a radio transmitter. East Anglia's proximity to Europe meant it played a key role in the war effort and a secret World War II military site to the left of the village, Weybourne Camp, which was visited by Churchill is now home to the Muckleburgh Collection, one of the UK's largest privately owned displays of guns and military vehicles.

Following Station Road, turn into Church Street where the medieval All Saints Church sits, and behind it Weybourne Priory, once home to Augustine monks. Further along is The Ship Inn, a traditional village pub which has been serving locals since the 1800s. Enjoy one of its wide selection of local ales and artisan gins as you enjoy seafood freshly caught just footsteps away. If you follow Beach Lane down to the coastline, you might see the boats which fish the waters for their catch.

Take the coastal path west towards pretty Cley and Salthouse Marshes or head east back to Sheringham. Surrounded by fields, woodland and heathland in an Area of Outstanding Natural Beauty, with its village shop, tea room, many traditional cottages and period homes this is a wonderful place to call home.



Note from the Vendor



Sheringham clifftops and beach.

“Sheringham Park is one of our favourite places to explore.”

THE VENDOR



SERVICES CONNECTED

Mains, electricity, water and drainage. Oil fired central heating.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

To be confirmed.

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: ///wallet.intrigues.unicorns

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606. Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL