



THE STORY OF
Fig Barn
Hindringham, Norfolk

SOWERBYS

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Fig Barn

The Street, Hindringham Norfolk
NR21 0AA

- Unique Detached Barn Conversion
- Three Bedrooms and Three Bathrooms
- Incredibly High Specification Throughout
- Solid Oak Floors and Under Floor Heating
- Handmade Locally Sourced Kitchen
- Vaulted and Oak-Beamed Ceilings
- Award-Winning Designer Gardens
- Detached Triple Garage
- Gated Frontage
- Close to Coast

SOWERBYS HOLT OFFICE
01263 710777
holt@sowerbys.com



“Our location is perfect. We can still easily reach the beaches to walk our dogs, but here is a quieter life than living at the coast.”

Embracing all of the architectural wonders and theatre which only a traditional Norfolk barn can provide, this exquisite residence creates a magical harmony between character and luxurious living.

Fig Barn is the result of one man's dream and passion to create a bespoke home set within the historic walls of a traditional Norfolk barn. With an engineering background, a keen eye for design, the creative and architectural assistance of Robert Lord - and a no-expense spared attitude to the project - the owner created a very special and highly individual home which embraces the lifestyle of north Norfolk.

A date mark of 1778 is carved on one of the kitchen beams and begins to tell the historical provenance and story of this fine building. Formally a humble barn, associated with a local farming estate, this ornate building showcases brick and flint elevations - set under a traditional pantile roof.

Following close consultation with Robert Lord, one of the region's most eminent architects of the time, the barn started to take form in 2001 with the sympathetic conversion of existing buildings, plus the addition of a substantial 'new' wing constructed using oak timber.

The barn stands proud 20 years later as an exemplary example of what can be created from a traditional Norfolk barn with around 2,000 sq. ft. of exquisite accommodation with a very high specification, elegant interiors, luxurious, yet understated touches, and a commendable ability to champion the architectural delights of a barn.



Notable interior highlights and specification detail include solid reclaimed oak floors - with underfloor heating, all reclaimed oak internal doors, architraves and skirting boards, handmade bespoke door furniture, and hooks, hinges and curtain poles by a local blacksmith.



“The lounge, with the wood burner, is the perfect space to relax in colder months.”

A central hall provides an inviting reception to the barn with a vaulted gallery which offers a tantalising initial taste of what is to come. A solid oak staircase rises elegantly to the first-floor gallery, whilst off the hall is a guest WC.



Double doors from the hall open to reveal the magnificent formal sitting room. This breath-taking room features oak beamed and vaulted ceilings, along with double french doors onto a sunken sun terrace. A brick fireplace, with an oak mantle, rises through the vaulted ceilings and houses a Clearview wood burner.





A character filled kitchen/dining room resides in the oldest part of the building and is a wonder to the eye with antique pavement floors, a vaulted and beamed ceiling, and exposed brick and flint walls. A substantial brick-range surround, with an oak mantle, houses the all-important Aga whilst free-standing, bespoke in-frame cabinetry that was handmade in Norfolk includes a sink unit, central island, antique dresser and standing corner cupboard. The proportions of this impressive room allow for ample dining space to entertain.



The barn is blessed with two ground floor suited bedrooms, each showcasing strong individual features and en-suite shower rooms. Notably, the principal suite enjoys fitted wardrobes and vistas over the rear gardens.



The first-floor accommodation really embraces and connects with the unique architecture and structure of the building with open voids looking through the beam roof sections and over to the living areas. A study area set within the front gable provides a flexible space which has previously been utilised as an additional bedroom space - on occasions.



A third double bedroom completes the first-floor and features fitted wardrobes and a delightful aspect over the rear garden and village green beyond.



The quality and meticulous attention detail continues on the outside of the barn with wonderful, landscaped gardens created and installed by award winning designer Sue Huckle. Double privacy gates open to reveal a front, block paved courtyard - with large fig tree - which provides secure off-street parking and access to the detached triple length garage/workshop. High brick walls enclose the front garden area provide a high degree of privacy and security.

The detached garage is almost 40 feet in length and built of brick and flint under a traditional pantile roof, respectfully acknowledge the local architectural vernacular. This substantial building is fitted with power and lighting and could be adapted to suit a variety of needs and desires - subject to any planning permissions.



The rear garden is an aesthetic delight. It provides an enchanting space and environment for the barn to enjoy and a sunken paved sun terrace sits off the formal reception to provide the perfect entertaining area, flanked by attractive retaining walls.



“We love the patio area in the summer, it’s very warm and south facing.”

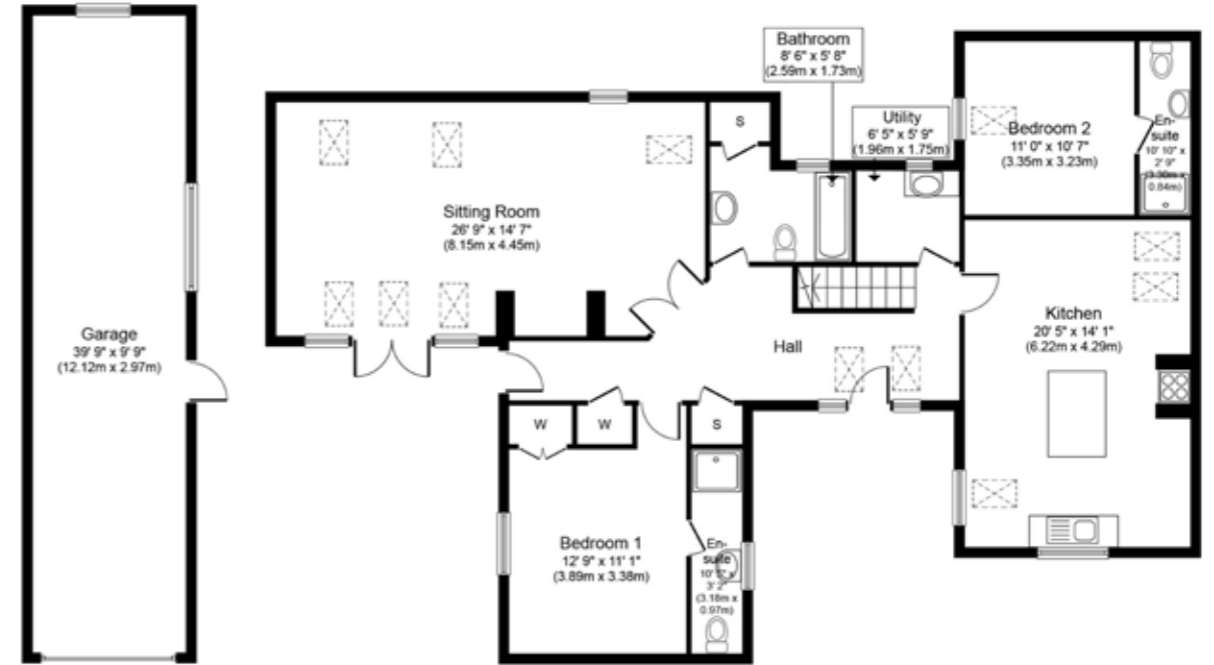
Fanned brick steps rise elegantly up to a beautifully sculptured garden area which features shaped lawns, footpaths and flourishing colourful beds. A bespoke water feature installation, along with outside lighting, adds to the unique appeal of the garden, whilst a selection of fruit trees provide colourful blossom and seasonal fruits.



Fig Barn is nestled in the traditional and well-placed village of Hindringham, a village which enjoys a strong community spirit and a blessed central location - conveniently placed less than five miles from the glorious coastline.



First Floor
Approximate Floor Area
591 sq. ft.
(54.9 sq. m.)



Garage
Approximate Floor Area
381 sq. ft.
(35.4 sq. m.)

Ground Floor
Approximate Floor Area
1,363 sq. ft.
(126.6 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.

ALL THE REASONS



Hindringham

IN NORFOLK
IS THE PLACE TO CALL HOME



A small rural village, not far from the unspoilt north Norfolk coast. St Martin Parish Church sits within the village of Hindringham and dates back to the 14th century, standing prominent behind a long line of flint cottages. There is also a village hall and a Primary School.

Hindringham Hall is a beautiful moated manor house with a brick and flint exterior and dates back to the Tudor period. The current owners have developed the gardens over the past 30 years and you can now visit the Café, listen to the birdsong and enjoy the various tranquil gardens between the months of April and October, when the gardens open to the public.

Within easy reach is the Thursford Collection of steam engines and funfair rides with its wonderful Christmas Spectacular Show - the largest of its kind in England.

The north Norfolk coast, with its many miles of beaches and salt marshes, is also nearby. Hindringham is situated midway between the busy historic market town of Fakenham with its many amenities and National Hunt Racecourse, and the lovely Georgian town of Holt, where a strong sense of community thrives among the proud residents and local businesses of Holt, with many independent shops that add vibrancy to the Georgian town centre.

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.

Life moves at a leisurely pace in Holt, and there are plenty of places to idle over a coffee or bite to eat. Believed to be the oldest house in town, Byfords deli and café is a central landmark and fabulous place to stop and watch the world go by. On the edge of town is the eponymous Gresham's school.



Note from the Vendor



Sheringham Park offers countryside walks, despite being so close to the seaside.

“We’ve enjoyed the local area for a range of walks. Whether it’s been Wells, Holkham, Kelling Heath or Sheringham Park.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity and drainage. Underfloor heating via oil.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

D. Ref:- 9737-2926-8200-0271-7226

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: ///mobile.emeralds.resting

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