



THE STORY OF

Old Hall Farm Cottage

Barney, Norfolk

SOWERBYS



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Barney, Norfolk
NR21 0AD

Charming Three-Bedroom Cottage

Full of Character

Pretty, Mellow Red Brick Facade

Two Receptions and Garden Room

Elegant and Charming Interiors

Principal Bedroom with En-Suite Shower

Summer House

Glorious Gardens Front and Back

Pretty Village Setting

Convenient for Town and Coast

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A charming and historic cottage formerly part of the Asstley Estate, and now a characterful home nestled in an idyllic village setting.

Old Hall Farm Cottage is a most attractive, mellow red brick cottage dating back to the 1800's. Embedded in local history, this charming abode once formed part of the illustrious Astley Estate until the mid-1980's.

Coming to the market for the first time in around twenty years, this fine period home is set back from the road behind a wonderfully established garden that is beautifully landscaped and creates a magical environment for the cottage to enjoy.

Set over two floors and full of character, the cottage retains much of its period charm and elegance, whilst providing comfort and country style.

A cosy sitting room enjoys a wonderful open fireplace, whilst the generous kitchen/dining room creates a sociable gathering space.

A second reception to the rear of the cottage offers exceptional flexibility in terms of its use and has been an art studio and hobby room, amongst other functions.

A delightful garden room perfectly connects the cottage with its wonderful rear garden and creates an attractive and versatile space with dining options. A utility space and guest WC completes the ground floor.

To the first floor there are two double bedrooms and one single bedroom, each with their own strong identity, and the principal bedroom features an en-suite shower. A family sized bathroom, featuring a bath with a showerhead attached, serves the bedrooms.

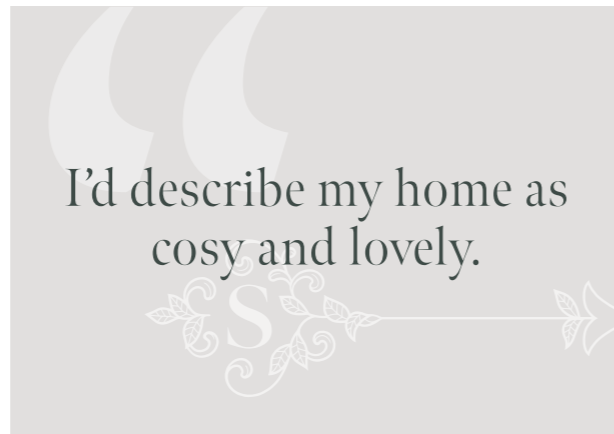
The wonderfully established and beautifully kept gardens are a key feature of this fine cottage and create a magical outlook and environment.

The front garden features a winding pathway that leads to the front door and is flanked by well-stocked flowering beds and mature shrubs. Enjoying an easterly aspect, the front garden is the perfect spot for morning coffee.

The rear garden is a true delight, with a shingle-laid sun terrace enjoying a glorious south-westerly aspect. Looking out over shaped lawns, the terrace extends into the garden where you will find a charming garden room looking over the lawns. Mature hedgerows enclose the garden and provide a highly private and sheltered environment. Well-stocked beds flank the lawn to provide year-round colour and a haven for local wildlife.

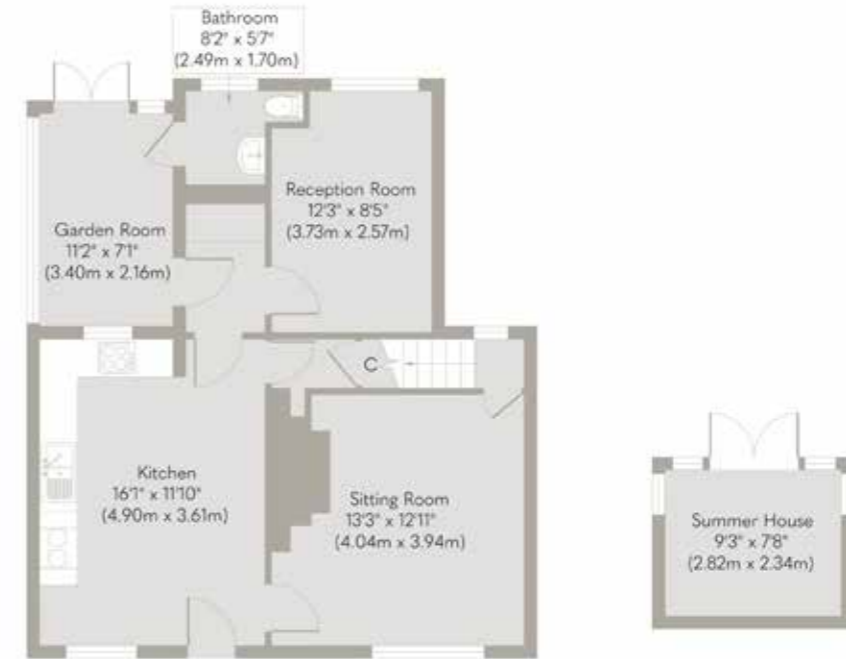
To one side there is a garden shed and the oil tank. Beyond this area there is an opportunity to create off-road parking options, and further information is available about this. There is vehicular access via a side lane and the current owner has a parking space arranged with a local landowner on an annual lease arrangement.

Located in the heart of the pretty village of Barney, a charming village with a strong local community set centrally in North Norfolk and conveniently close to the market towns of Holt and Fakenham, and just a short drive from the heritage coastline.





First Floor
Approximate Floor Area
577 sq. ft
(53.57 sq. m)



Ground Floor
Approximate Floor Area
667 sq. ft
(62.00 sq. m)

Outbuilding
Approximate Floor Area
71 sq. ft
(6.58 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.

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Barney

A PICTURESQUE VILLAGE IN A SECLUDED AREA

An enviable location in north Norfolk, Barney is a picturesque and attractive small village in a secluded area, just to the south of Thursford and about eight miles from the Georgian market town of Holt.

There's an historic church, St Mary's, which, in parts, dates back to Saxon times, and there is holiday accommodation for beautiful retreats. The village is surrounded by meadows and woodlands.

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 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.

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.

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.

If you are looking for the perfect spot to enjoy country life, Holt is one of Norfolk's finest market towns with easy reach to the coast and city and if this sounds like your kind of place, let us help you to find your next property.



Note from the Vendor



“My favourite view in the house is from the conservatory, out to the garden.”



SERVICES CONNECTED

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

COUNCIL TAX

Band C.

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: [///sober.restores.calculating](https://www.what3words.com/#!/en/sober-restores-calculating)

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SOWERBYS

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