



THE STORY OF

1 Church Farm Barns

Aylmerton, Norfolk

SOWERBYS



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Aylmerton, Norfolk
NR11 8PU

Beautiful Countryside Setting

Brimming With Character

Practical Layout

Four Bedrooms

Three Bathrooms

Versatile Living

Low-Maintenance Garden

Versatile Garage Space

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Nestled in the idyllic Norfolk countryside, 1 Church Farm Barns is a beautiful detached barn conversion that has retained its architectural heritage through a sympathetic transformation. Built from the ground up in 2001 by the highly respected Avada Homes, Norfolk's leading barn conversion experts, this contemporary construction blends seamlessly with its surroundings but incorporating modern standards and techniques.

This beautifully renovated property boasts four spacious bedrooms and three bathrooms. Despite its current use as a successful holiday let, the size, practicality, and desirable location make this barn conversion equally suited for full-time living.

The heart of the home is filled with warmth and character, featuring vaulted ceilings with exposed beams, and brick and flint walls that exude charm. The ground floor layout is practical and inviting, with three of the four bedrooms thoughtfully arranged on this level. Two of these bedrooms benefit from en-suite bathrooms, while a mezzanine level above the Sitting Room provides a fourth bedroom as well as an office/study/quiet area to add real versatility to the property.

The L-shaped barn is oriented eastward around a charming, low-maintenance patio garden. With a modern comprehensive secondary glazing system in the large barn-style windows, the property is draft-proof, noise-proof, and snug in winter, enhanced by oversized radiators for superior comfort.

The property also benefits from ample parking within a secure gated entrance, while the single garage, integral to the main building, provides flexible storage or the potential for conversion into a gym, home office, or additional living space. The attic space is fully boarded out with lighting, offering even more storage potential.





First Floor
Approximate Floor Area
277 sq. ft
(25.72 sq. m)



Ground Floor
Approximate Floor Area
1562 sq. ft
(145.09 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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Aylmerton

TRANQUIL VILLAGE LIFE, STUNNING COAST, NATURAL BEAUTY

In a sheltered valley, which is owned by the National Trust, Aylmerton is a small Norfolk Village situated just two miles from the most scenic part of the north Norfolk coast, an area designated as ‘an area of outstanding natural beauty’. The coastline has wonderful sandy beaches with the seals at Blakeney Point, and bird watchers from all over the world visit to view the wide range of bird life.

Aylmerton’s proximity to Felbrigg National Trust estate, just a few minutes’ walk away, makes it a prime location for those who love the outdoors. Felbrigg offers woodland walks, a historic country house, and a serene lake. Golf enthusiasts will also appreciate the nearby access to two golf courses. Additionally, the nearby town of Holt is worth exploring, known for its Georgian charm, independent shops, and galleries.

There are plenty of other places to see and visit nearby, including additional National Trust locations. From finding fascinating plants and discovering wildlife, to relishing in the great views of the sea and surrounding countryside, there’s plenty to enjoy on the West Runton circular walk, taking you through the beautiful West Runton and Beeston Regis Heath.

Just over three miles away, with an elegant pier, Pavilion Theatre and grand Victorian villas, many with panoramic views over the pebble and sand beach, it’s easy to see why Cromer has perennial appeal to staycationers and permanent residents alike. Spend a morning exploring the pretty boutiques and follow the lanes towards the seafront to pick up a Cromer crab – widely regarded as one of the best found in English waters, the eight-legged crustacean still provides a major source of income for the town’s fishermen and simply served with bread makes an unbeatable lunch or supper!



Note from the Vendor



“We’d describe our home as light, spacious and warm.”



SERVICES CONNECTED

Mains water, electricity and drainage. Oil fired central heating. Nest security camera system. Nest smart heating control system. 2024 Regulations electrical consumer unit installed. Alarm system. Water softener.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

E. Ref: 6434-4421-7400-0100-2272

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: ///intent.token.decimals

AGENT’S NOTE

All contents available by negotiation.

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SOWERBYS

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Journey

 St Martins
more than a home
for the homeless

 mind
Norfolk and
Waveney

 Cancer
Charity
— EST. NORFOLK 1983 —

 East Anglian
Air Ambulance

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