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THE STORY OF

Church Farm House

Little Barningham, Norfolk

SOWERBYS



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Church Farm House

The Street, Little Barningham
Norfolk, NR11 7AG

Imposing Farm House

Undergone Meticulous Renovation

Charming Interiors and Feature Wood Burners

Locally Crafted Bespoke Ash Kitchen

Stunning Library

Four Generous Bedrooms

Lavender Parterre and Rose Garden

Well-Maintained Grounds of
Approximately 6.5 Acres (STMS)

Additional Unconverted Barn

Rural Village Location

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Dating from the 18th century but with Elizabethan origins, this remarkable home has undergone a meticulous renovation, blending its heritage charm with modern comforts.

Set within an idyllic area of outstanding natural beauty, the property enjoys a prime location on the edge of a charming village, directly opposite the historic St. Andrew's Church.

The bespoke ash kitchen was crafted locally by the renowned Dale Head Woodworkers. It centres around a generously proportioned island with a granite worktop, complemented by an Oil-fired AGA, as well as a Rangemaster cooker, and a host of high-end integrated appliances, perfect for both cooking and entertaining. The formal sitting room is a cosy yet expansive space, benefiting from a dual-aspect setting that bathes the room in natural light. Featuring a charming fireplace with Clearview wood burner and exposed beams, it leads seamlessly into the stunning conservatory, where you can enjoy year-round sunshine while overlooking the walled rose garden – undoubtedly one of the stand-out features of this home.

The library, a true sanctuary, is fitted with bespoke cabinetry hand crafted by the acclaimed Michael Cottrell of Holt. Whether used for relaxing with a good book or as a quiet home office, it is a space designed for comfort and functionality.

Upstairs, the principal suite is a statement room. With triple-aspect windows flooding the room with light, it is a space where you can truly unwind. The exposed beams and fireplace with a mosaic backdrop further enhance the room's character. The accompanying spacious en-suite features a free-standing bath positioned perfectly to enjoy views over the front lawn, while the abundance of storage space ensures practicality. Three additional generously proportioned bedrooms provide ample room for family or guests, along with a stylish, modern family bathroom and additional shower room.



A true sanctuary...
designed for comfort
and functionality.





The house sits proudly within formal grounds of 1.6 acres, with an additional 4.9 acre field included within the curtilage (STMS), offering a wonderful sense of privacy and seclusion.

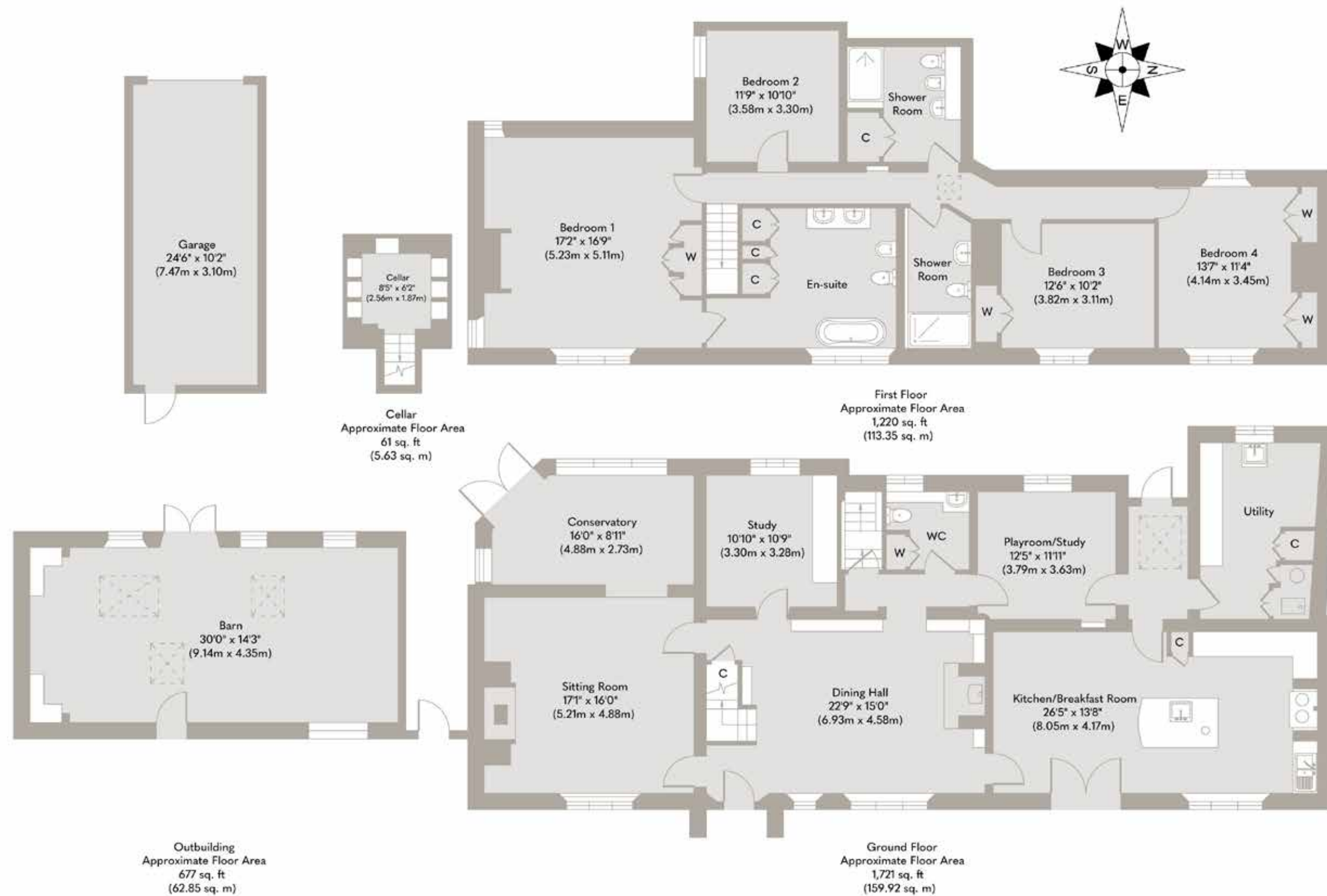
Accessed via a beautifully curved brick entrance, the driveway provides ample parking for multiple vehicles. A separate garage at the rear of the property offers additional parking or storage.

Adjacent to the house is a charming barn, which previously had planning permission for conversion into ancillary accommodation – ideal for an independent guest suite, home office, or integration into the main house for extended family living (STPP).

The grounds are truly something to behold. The formal gardens have been meticulously landscaped, featuring a wonderful selection of mature trees, including copper beech, oak, cherry, and a variety of fruit trees. The adjoining field offers versatile options, whether leasing it to a neighbouring farmer or utilizing it for personal use.

To the rear, the walled garden is a private oasis. Carefully designed, it includes a selection of roses, a fragrant lavender parterre, and a stunning Brian Turner fountain, creating a serene and secluded retreat for relaxation or entertaining.





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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Little Barningham

CHARMING NORFOLK ARCHITECTURE
AND UNSPOILED COUNTRYSIDE

Little Barningham is a peaceful village located in the heart of the north Norfolk countryside, offering a tranquil rural lifestyle with easy access to nearby market towns and the beautiful north Norfolk coast. This charming village features traditional Norfolk cottages and a close-knit community, making it an ideal place for families and retirees seeking a quiet retreat.

Though small, Little Barningham is 7 miles equidistant from the thriving towns of Holt, Aylsham and Sheringham, where you'll find a wide range of independent shops and supermarkets, cafes, and doctors' surgeries. Closer still, the villages of Itteringham, Corpusty and Aldborough each offer a village shop and post office. The village is also close to several welcoming pubs and eateries, including the Walpole Arms at Itteringham, perfect for a relaxing meal or drink.

For outdoor enthusiasts, the village is ideally located near the stunning north Norfolk coast, with unspoiled beaches, nature reserves, and scenic walking trails. The surrounding countryside is perfect for cycling and hiking, offering an escape into nature, as well as National Trust properties Blickling Hall and Felbrigg, with their extensive parks and gardens.

Families will benefit from nearby Gresham's School, Beeston Hall School, and Aylsham High School, as well as good transport links to Norwich, which is a short drive away. Norwich offers an international airport and excellent rail connections, including regular half hourly services to London, and boasts a wealth of cultural attractions, historic landmarks, and excellent shopping.

With its peaceful setting and proximity to both town and coast, Little Barningham offers the best of rural living with easy access to city life, making it a fantastic choice for those seeking a balanced lifestyle.



SERVICES CONNECTED

Mains water and electricity. Oil-fired central heating.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

E. Ref:- 9402-3046-8202-0005-6204

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: ///support.reissued.slipping

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SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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