



THE STORY OF

# 121 The Street

*Barney, Norfolk*

SOWERBYS





THE STORY OF

# 121 The Street

Barney, Norfolk  
NR21 0AD

Semi-Detached Village Home

Recently Renovated  
Throughout

Parking for Two Cars

Modern Finish Throughout

Large Garden

Field Views to the Rear

Three Useful Outbuildings  
for Storage

New Kitchen and Bathroom

Chain Free

Edge of Village Location

SOWERBYS HOLT OFFICE  
01263 710777  
holt@sowerbys.com

Situated in the sought-after village of Barney, 121 The Street has undergone a full programme of renovations and boasts a renewed roof, cavity wall insulation, a stylish new kitchen and bathroom, updated central heating, and complete cosmetic finishes.

The ground floor features a bright and spacious sitting room, and a newly fitted kitchen/dining room that is both functional and stylish – ideal for family living or entertaining. A modern bathroom completes the ground floor accommodation.

Upstairs, you'll find three generously sized bedrooms, each offering ample space and abundant natural light.

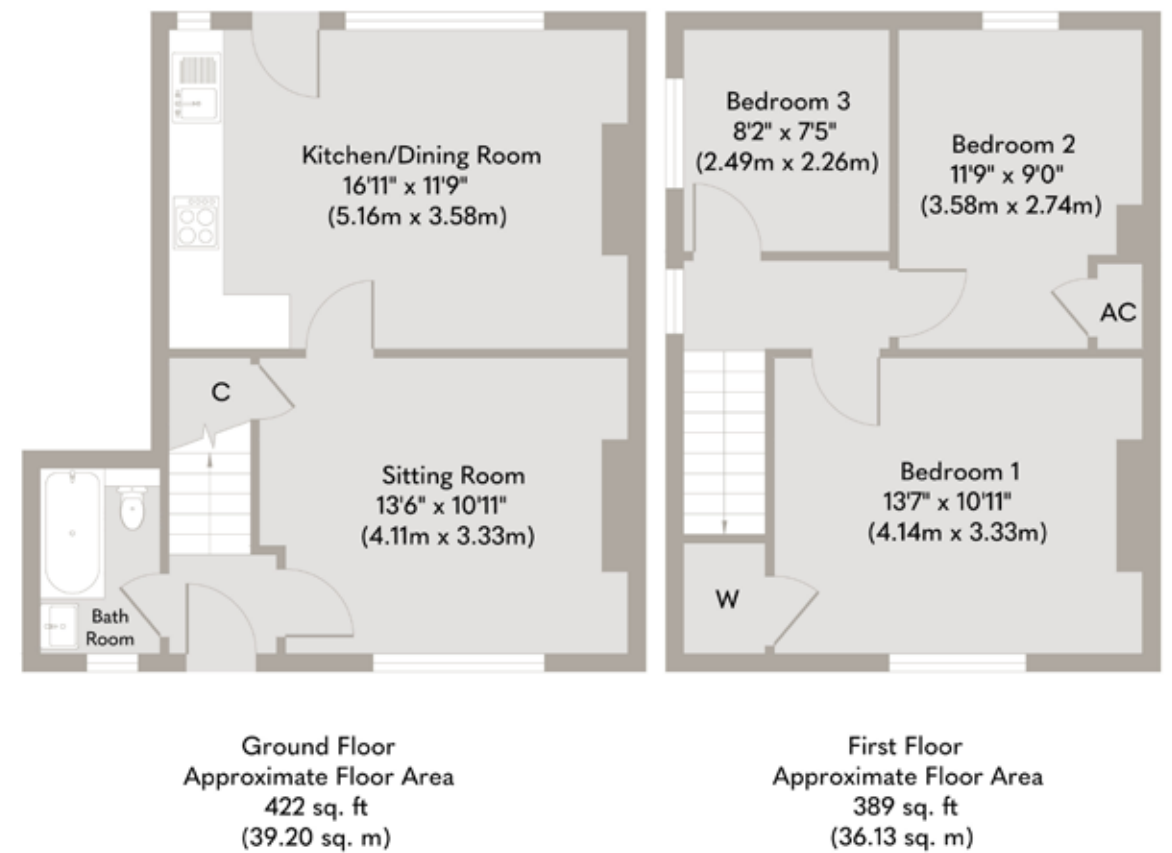
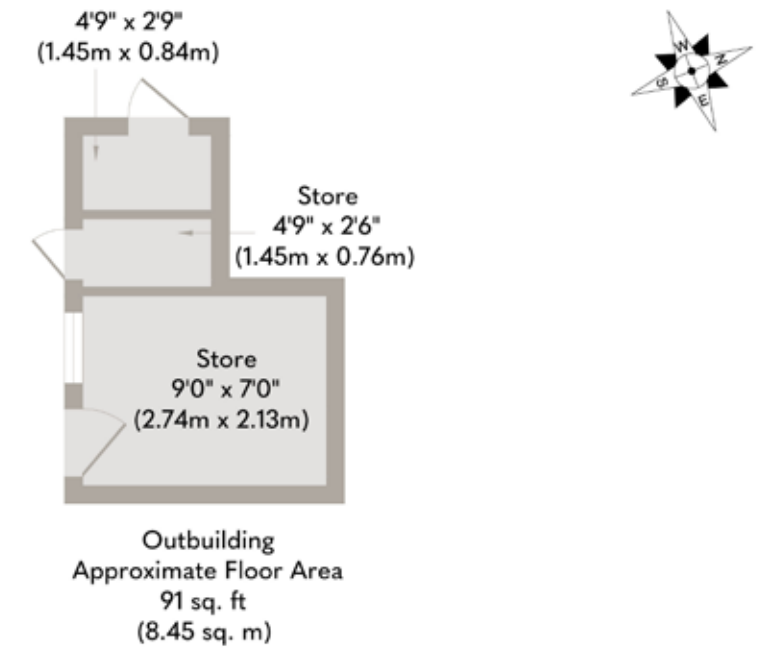
Externally, the property continues to impress with three useful outbuildings, parking for two vehicles at the front, and a remarkably long rear garden, mainly laid to lawn, with stunning open field views beyond.

Barney is well located for access to nearby towns and Norfolk's beautiful beaches. The village itself offers a welcoming community, complete with a popular campsite that includes a bar and restaurant – perfect for socialising or welcoming guests.

This is a fantastic opportunity to acquire a turnkey home in a desirable rural location – and it's offered chain free.







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 2025 | [www.houseviz.com](http://www.houseviz.com)



# 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



A footpath leads to the nature reserve at the rear.

“We’ve loved the incredible wildlife at the back of the property including - woodpeckers, kingfishers, deer, voles and swifts.”



### SERVICES CONNECTED

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

### COUNCIL TAX

Band B.

### ENERGY EFFICIENCY RATING

D. Ref:- 8326-6024-9170-7288-9992

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: /// bonkers.sideburns.nitrogen

### AGENT'S NOTE

There is an annual service charge of £21.07 which covers grass cutting, maintenance of estate roads, paths and lighting.

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

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.



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

