



INTRODUCING

Middle Cottage

Barney, Norfolk

SOWERBYS

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THE STORY OF

Middle Cottage

43 The Street, Barney, Norfolk
NR21 0NB

Charming Period Cottage in
Historic Barney Village

Perfectly Situated Between
Holt and Fakenham

Beautifully Renovated
with Modern Comforts

Spacious Sitting Room and
Kitchen/Dining Room

Idyllic Conservatory with
Westerly Garden Views

Two Well-Proportioned
Bedrooms and Family
Bathroom Upstairs

Outbuilding Ideal for
Storage of Garden Tools
or Outdoor Equipment

Private Parking Space at Front

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Nestled in the heart of the peaceful and historic village of Barney, Middle Cottage is a beautifully presented period home that has been lovingly renovated to blend traditional charm with modern comforts. This delightful mid-terrace cottage offers an idyllic semi-rural lifestyle, positioned almost equidistant between the vibrant market towns of Holt and Fakenham, providing easy access to an array of local amenities while enjoying the tranquillity of village life.

The interior of Middle Cottage is exceptionally well-balanced, with the ground floor featuring a welcoming sitting room and a spacious kitchen/dining room, perfect for both everyday living and entertaining. The idyllic conservatory, with its westerly aspect, serves as a serene additional reception space, allowing you to bask in the beauty of your garden and soak up the evening sun. Upstairs, the cottage offers two well-proportioned bedrooms and a family bathroom, ensuring comfortable accommodation for residents and guests alike.

Outside, the property boasts a substantial and attractive outbuilding, which is ideal for storage of garden tools or perhaps for keeping bicycles and kayaks. The cottage also benefits from a private parking space just outside the front, a rare and valuable feature in such a charming village setting. Middle Cottage is the perfect retreat for those seeking a blend of history, comfort, and countryside living in one of Norfolk's most picturesque locales.





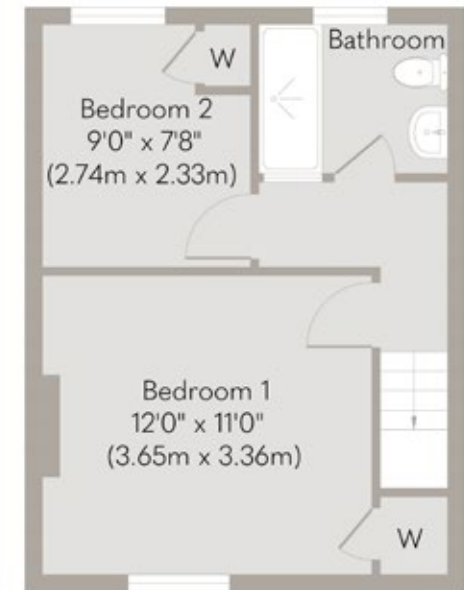
Outbuilding
13'5" x 6'8"
(4.08m x 2.03m)



Outbuilding



Ground Floor
Approximate Floor Area
440 sq. ft
(40.89 sq. m)



First Floor
Approximate Floor Area
330 sq. ft
(30.64 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



“With both sets of doors open, the view out to the garden is beautiful...”



SERVICES CONNECTED

Mains electricity, water and drainage.

COUNCIL TAX

Band A.

ENERGY EFFICIENCY RATING

F. Ref:- 0310-2907-2250-2027-8701

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: ///causes.thinker.birthing

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.



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