



THE STORY OF

# Brook Vale Barn

*Whinburgh, Norfolk*

SOWERBYS





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# Brook Vale Barn

Church Road, Whinburgh  
Norfolk, NR19 1QW

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Beautiful Barn Conversion

Accommodation Stretching to Over 4,300 Sq. Ft.

Six Reception Rooms

Five Double Bedrooms

Two Family Bathrooms

En-Suite Bathroom and Downstairs WC

Large Separate Purpose-Built Barn

Sitting on a Plot of Over Two Acres (STMS)

Stunning Norfolk Country Views

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**SOWERBYS DEREHAM OFFICE**

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Brook Vale Barn offers the charm and character of a traditional barn conversion with the luxury and convenience of contemporary living. Sitting in an elevated, peaceful location with breathtaking countryside views, this home combines country living with effortless style. Thoughtfully designed and immaculately maintained, it provides generous, light-filled spaces ideal for both family life and entertaining.

Stepping into the heart of the home, the bespoke kitchen truly impresses. It features an Aga, Neff appliances, a wine cooler, and elegant cabinetry, all bathed in natural light from floor-to-ceiling windows. The adjoining breakfast and sitting area is a sociable hub, with double doors opening onto the south-facing terrace, perfect for morning coffee or evening gatherings.

The ground floor continues with a charming sitting room, where a wood burner creates a cosy retreat for cooler evenings. There's also a formal dining room for entertaining, a versatile reception room with courtyard access, and a study area offering a quiet space to work or unwind. A utility room with integrated freezers adds practicality without compromising the home's sleek design.

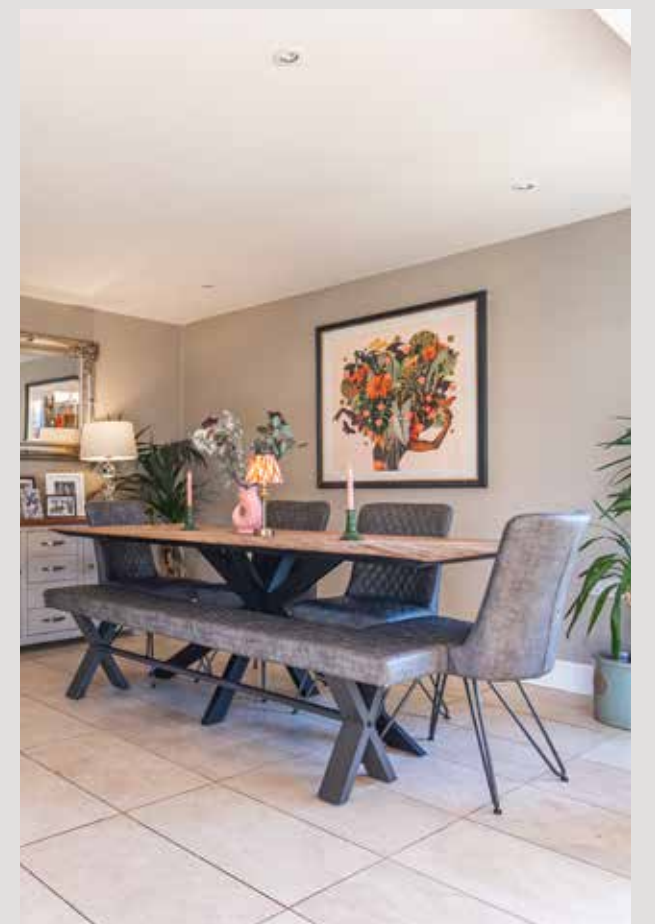
Upstairs, the master suite exudes luxury, with a generous bedroom and an en-suite bath and shower room. Four additional bedrooms are beautifully appointed, with two stylish family bath/shower rooms ensuring comfort for all.



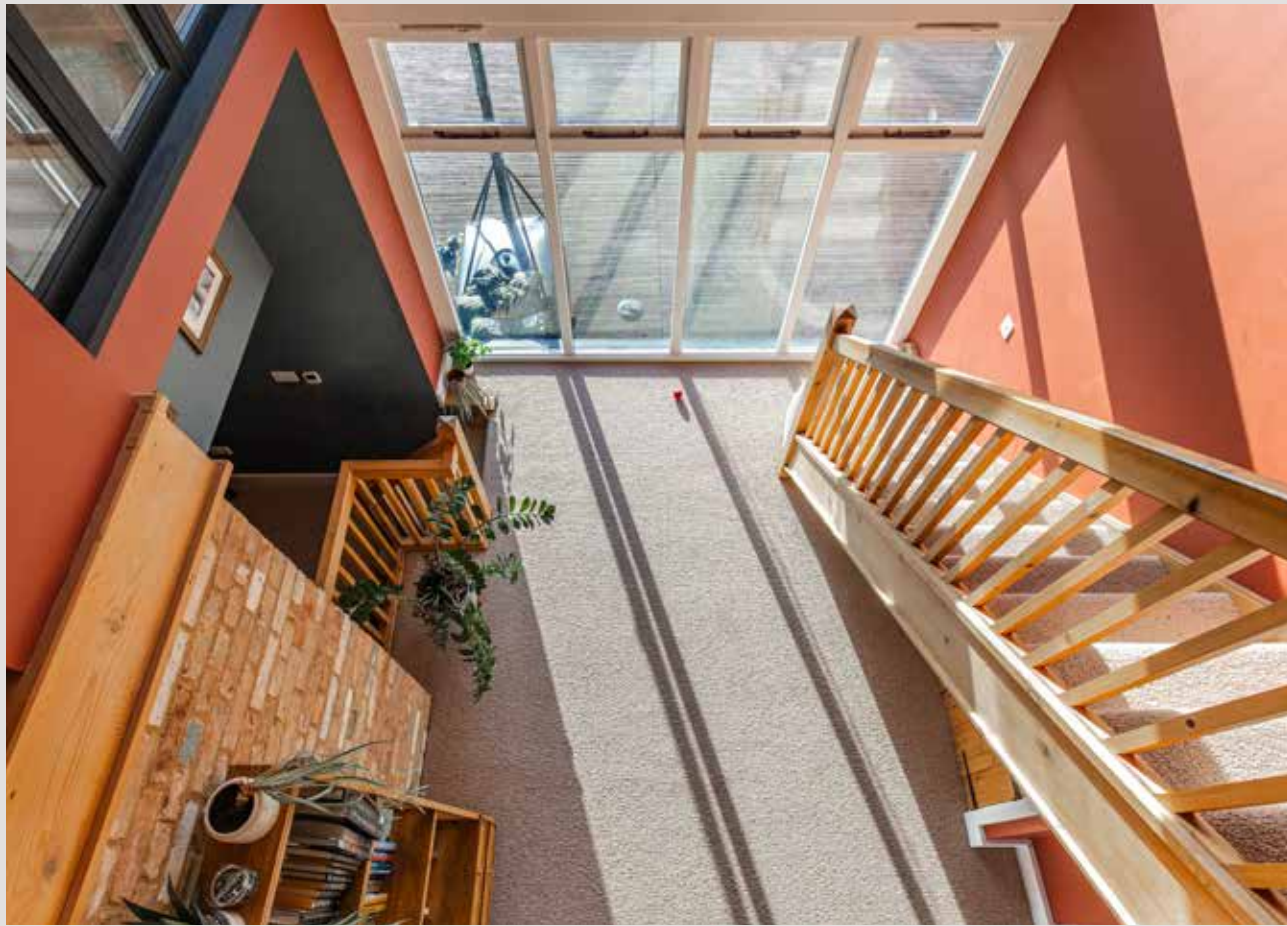




The morning light is  
especially warm and  
inviting...









Beyond the main home, the current owner has added a versatile purpose-built barn. This additional space lends itself to endless possibilities, with planning permission to be converted, whether as a creative studio, workshop, or further accommodation.

The grounds are just as impressive as the home itself. Approached via a sweeping driveway, the property enjoys a secluded setting with manicured lawns that roll down to a beck along the southern boundary. A kitchen garden, complete with raised beds, a potting shed, and a fruit cage, adds a practical touch, while the landscaped courtyard and terraces provide idyllic spots for outdoor dining and relaxation.



A wonderful place for all the family.







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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# Whinburgh

A BEAUTIFUL NORFOLK SETTING  
TO CALL HOME

Whinburgh is a charming village located in the heart of Norfolk, offering a blend of rural tranquility and local conveniences. Known for its picturesque countryside and tight-knit community, Whinburgh is an ideal choice for those looking for a peaceful lifestyle while still being within reach of larger towns and cities.

The community is friendly and welcoming, with a mix of long-standing residents and newcomers. Local events and gatherings are common, fostering a sense of belonging. The village may not have a bustling social scene, but nearby towns offer a range of cultural activities, festivals, and community programs.

While Whinburgh is a small village, essential amenities such as a post office, local shop, and several pubs can be found nearby. For more comprehensive shopping and services, the larger towns of Dereham and Watton are just a short drive away, offering supermarkets, shops, schools, and recreational facilities.

Whinburgh benefits from good transport links, making it easy to travel to nearby towns and cities. The village is accessible via the A47, with regular bus services connecting it to Dereham, Thetford, and beyond.

Whinburgh offers a peaceful and picturesque living environment, making it an attractive choice for those seeking a rural lifestyle. With community spirit, local amenities, and beautiful countryside, it's a hidden gem for anyone looking to enjoy the quieter side of life while still being connected to urban conveniences.



## Note from Sowerbys



“Sitting in an elevated, peaceful location with breathtaking countryside views, this home combines country living with effortless style.”



## SERVICES CONNECTED

Services to be confirmed.

## COUNCIL TAX

Band G.

## ENERGY EFFICIENCY RATING

C. Ref:- 8405-3305-0829-7277-4583

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: ///taskbar.copper.cared

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# SOWERBYS

To mark our 30th anniversary year, we're making a donation  
to these Norfolk charities every time we sell a home

*Nelson's*  
Journey

 **St Martins**  
more than a home  
for the homeless

 **mind**  
Norfolk and  
Waveney

 **Cancer  
Charity**  
— EST. NORFOLK 1989 —

 **East Anglian  
Air Ambulance**

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