



Introducing
Church Road, Whinburgh

SOWERBYS

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 breath-taking 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.

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.

Available Now on an initial 12 month tenancy.

WHINBURGH

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.

AGENT'S NOTES

No Pets

Unfurnished

Available Now

Oil Central Heating

12 Month Initial Tenancy

Please note the annexe upon arrival is not included with any letting.

COUNCIL TAX

Band G.

ENERGY EFFICIENCY RATING

C.

LOCATION

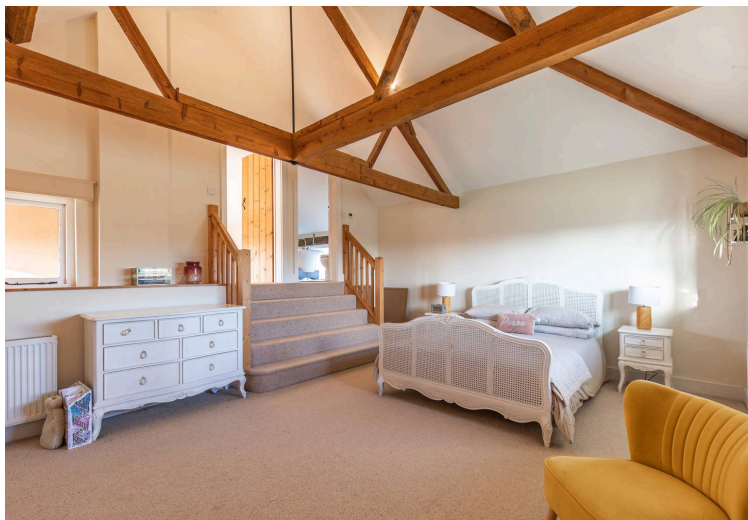
What3words: ///chess.chairs.resold

WEBSITE TAGS

village-spirit

room-to-roam

family-life



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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