



THE STREET

BARNEY, NR21 0AD

£650,000
FREEHOLD

This beautiful period 4 bed , 4 reception farmhouse located in the heart of the village, has full planning permission to extend and comes with large gardens and further land. The property requires upgrading but has huge potential to make an amazing home. NO UPWARD CHAIN

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THE STREET

- Period Farmhouse • Planning permission to extend • 4 bedrooms • 4 reception rooms • Large garden • Additional land • Lovely village location • NO UPWARD CHAIN



BARNEY VILLAGE

Barney is a village and former civil parish, now in the parish of Fulmodeston, in the North Norfolk district, in the county of Norfolk. Settled prior to the Norman Invasion of 1066, the village lies to the south of the A148 King's Lynn to Cromer road near Thursford.

OVERVIEW

Located in the heart of village,, this character farmhouse has 4 reception rooms, 4 bedrooms, a large garden and further land. Full planning permission has been granted for a two-storey rear extension and a detached cart shed with office above. The main property will benefit from upgrading and has huge potential.

FIRST IMPRESSIONS

To the front of the property is a lawned garden with mature shrubs and trees. Footpaths to either side lead to the rear garden and side entrances. The main front door opens into a hallway.

HALLWAY

A glazed front door opens into the hall. From the hall, doors open to the inner hall and lounge. Stairs rise to the first floor. Carpeted flooring and wall mounted radiator.

MAIN LOUNGE

Sash window to the front aspect with exposed floorboards and an open fire with exposed brick hearth and radiator.

INNER HALLWAY

From the inner hallway, doors open to the rear reception room, pantry, under stairs store room and breakfast room.

REAR RECEPTION ROOM

French doors (with shutters) open to the rear garden. Open fireplace with brick surround and mantelpiece over. Carpeted flooring and radiator.

BREAKFAST ROOM

Sash window to the rear aspect overlooking the garden. Open fireplace with brick surround and hearth. Built-in cupboards, carpeted flooring and radiator. Doors lead to the rear stairwell, the kitchen and further reception room.

KITCHEN & UTILITY

A range of base and wall mounted units with worktops over and inset sink and draining board. Spaces for a dishwasher and electric cooker. Doors open to the rear garden and utility room. (There is a further glazed door opening to the farmyard, this door is not in use and does not allow access)

The utility room has a base unit with inset sink and draining board. Door to WC.

PANTRY & SEPARATE STORE

The pantry has a glazed window to the rear aspect with fitted cupboards and shelving. Adjoining the pantry is a store room located under the rear stairwell.

FIRST FLOOR

There are 3 double and 1 single bedrooms and a bathroom on the first floor. The rear bedrooms have lovely countryside views. All bedrooms have carpeted flooring and radiators. Two stairways to the ground floor.

BOILER SHED

Accessed from the right hand side of the property is the boiler shed with an oil fired boiler.

REAR GARDEN

The large rear garden is mainly laid to lawn with a few mature trees and a potting shed. A gate then leads to the adjoining field (approx. 1 acre) which the cart shed will be situated.

VEHICLE ACCESS

Vehicular access is via a shared driveway serving neighbouring properties leading to the rear of the farmhouse. Please contact Henleys for further details.

PLANNING PERMISSION

Full planning permission has been granted on 1st October 2025 for a two story extension to the rear to include a kitchen/dining room on the ground floor and a master bedroom with en-suite on the first floor. The application can be found on North Norfolk District Council's website under the reference PF/25/0447.

SERVICES & EPC

Mains drains

Mains electricity

Oil fired central heating

EPC: to follow

THE STREET





Ground Floor



Floor 1

Approximate total area[®]

1840 ft²
171.1 m²

Reduced headroom

16 ft²
1.5 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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