



INTRODUCING

1 Laurel Farm Barns

Northrepps, Norfolk

SOWERBYS



THE STORY OF

1 Laurel Farm Barns

Crossdale Street, Northrepps,
Norfolk, NR27 9LA

Detached Brick and Flint Barn Conversion

Exclusive Single-Storey Home

Stunning 30ft Open-Plan Kitchen,
Dining and Sitting room

Two Double Bedrooms, Each with French doors
Opening onto the Private Courtyard Garden

Luxurious Contemporary Bathroom

South-Facing Walled Courtyard Garden
with Natural Stone Terrace

Energy-Efficient Home with Air Source Heat
Pump, Underfloor Heating and EV Charger

Premium Specification Including Engineered
Oak Flooring, Quartz Worktops and
Quality Integrated Appliances

Private Driveway Parking within an Exclusive
Collection of Bespoke Barn Conversions

Positioned in Northrepps, Just Moments from Cromer,
Felbrigg Hall and the North Norfolk Coastline

SOWERBYS HOLT OFFICE

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Positioned within an exclusive courtyard setting on the edge of the ever-popular village of Northrepps, this beautifully crafted detached barn conversion perfectly captures the enduring character of Norfolk's agricultural heritage whilst embracing the elegance and efficiency of contemporary living.

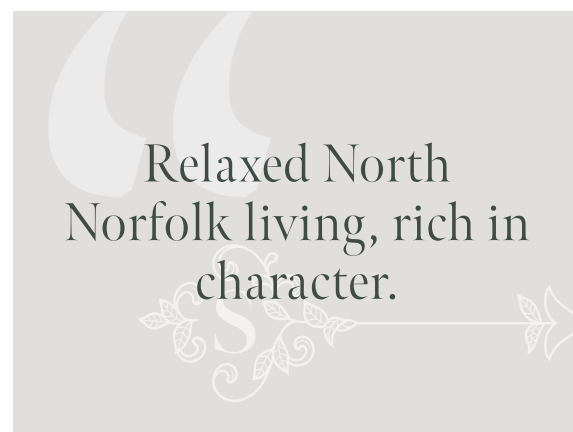
Originally forming part of a traditional North Norfolk farmstead dating back to 1885, the building has been sympathetically transformed, preserving its architectural integrity whilst introducing luxurious interiors designed for modern lifestyles. Handsome reclaimed Norfolk brickwork, traditional flint detailing, warm timber cladding and a classic pantile roof combine to create a home that sits effortlessly within its rural surroundings, celebrating the craftsmanship and materials that have defined this part of the county for generations.

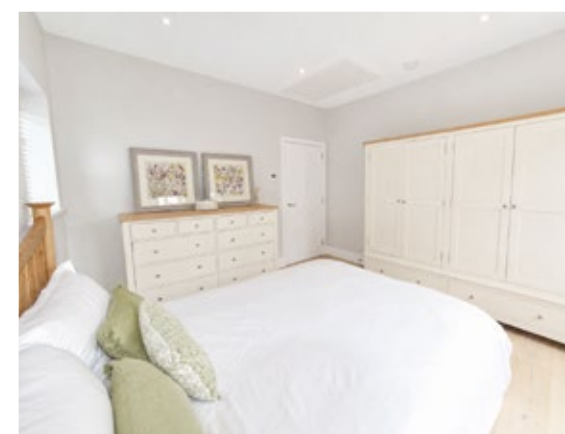
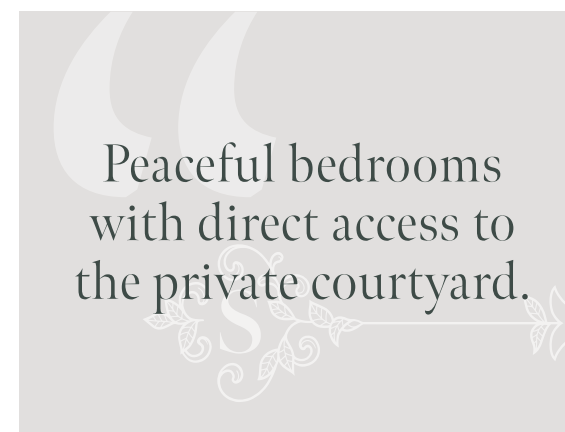
Behind its timeless façade lies an interior of exceptional quality, where beautifully proportioned rooms, natural light and understated luxury combine to create a home that feels both sophisticated and wonderfully welcoming.

The entire home unfolds effortlessly across a single level, creating an exceptional sense of space and ease that perfectly suits both everyday living and entertaining.

At its heart lies an impressive open-plan kitchen, dining and sitting room extending to more than thirty feet in length. Thoughtfully designed to create distinct yet connected living spaces, the room enjoys an abundance of natural light through extensive glazing and french doors opening directly onto the south-facing courtyard garden.

The bespoke shaker-style kitchen by Neptune is beautifully crafted, with elegant cabinetry complemented by quartz work surfaces and a generous central island that naturally becomes the social heart of the home. Integrated appliances sit discreetly behind handcrafted joinery, allowing the room to retain its calm, timeless aesthetic.





Wide plank brushed oak flooring flows throughout the principal accommodation, while soft neutral tones, recessed lighting and carefully considered detailing create interiors that feel both contemporary and enduring.

Whether entertaining family and friends or simply enjoying a quiet evening overlooking the garden, the living space adapts effortlessly to every occasion.

The two double bedrooms occupy their own peaceful wing of the property, each enjoying direct access to the private courtyard through elegant, glazed doors that blur the distinction between indoors and out.

Generously proportioned and beautifully finished, the bedrooms provide calm and restful retreats, enhanced by an abundance of natural light.

The luxurious bathroom reflects the same attention to detail found throughout the home, featuring elegant porcelain tiling, premium sanitaryware and beautifully crafted fittings and fixtures by Lusso. A stunning bath with rainfall shower completes the space, creating a beautifully appointed retreat more reminiscent of a boutique hotel than a traditional family bathroom.

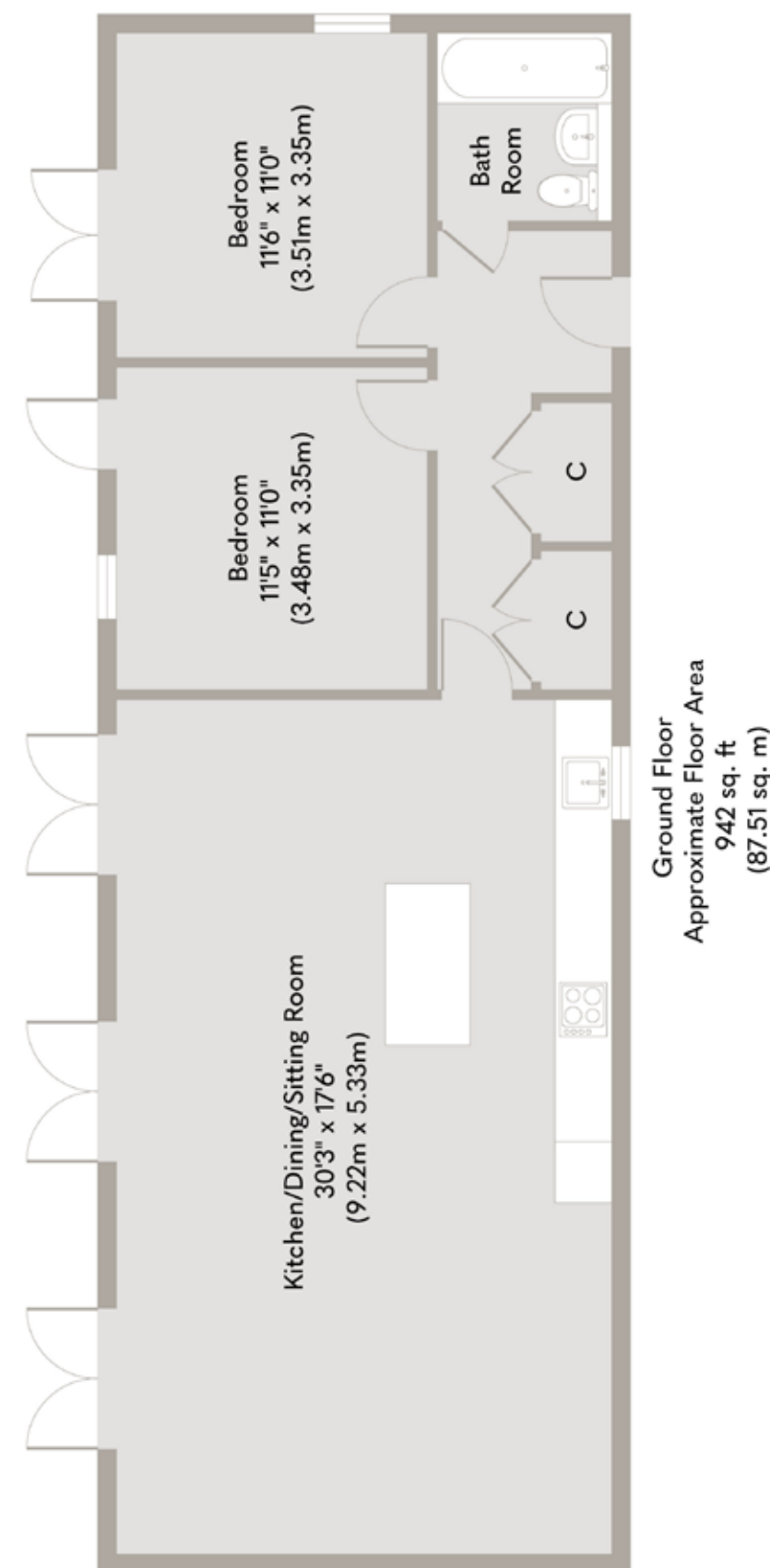
What makes 1 Laurel Farm Barns particularly compelling is the seamless balance between period character and modern performance.

The original agricultural buildings have been thoughtfully restored, retaining authentic materials and traditional craftsmanship whilst discreetly incorporating the comforts expected of contemporary living. Efficient air source heating, underfloor heating throughout, full fibre broadband connectivity, energy-conscious construction, EV charger and high-quality double glazing ensure the property offers exceptional year-round comfort alongside impressively low running costs.

This careful fusion of heritage architecture and modern technology creates a home that feels timeless rather than simply old, contemporary without ever losing its sense of place.

The south-facing courtyard garden is a true suntrap, beautifully enclosed by a traditional Flemish bond brick wall, creating a secure, private and peaceful outdoor retreat. Natural stone terraces provide the perfect setting for summer dining, while thoughtfully planted borders add year-round interest. A private driveway and additional hardstanding to the side of the barn provide excellent parking.

Rich in history yet designed entirely for modern living, 1 Laurel Farm Barns combines traditional Norfolk brick and flint architecture, elegant contemporary interiors and exceptional energy efficiency to create a home that is both practical and beautiful. Peaceful, private and impeccably presented, it offers an enviable lifestyle in one of North Norfolk's most desirable locations.



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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Northrepps

CHARMING COUNTRYSIDE COMMUNITY NEAR THE COAST

Northrepps is a delightful and highly sought-after village, perfectly positioned amidst glorious open countryside yet just a couple of miles from the stunning North Norfolk coastline. Brimming with charm and character, it offers a true sense of community and an idyllic pace of life, while remaining wonderfully connected to nearby towns and the city of Norwich.

At the heart of the village is a welcoming and close-knit community, with amenities that make day-to-day living a pleasure. Northrepps is home to a well-regarded primary school, a beautiful 15th-century church, and the much-loved Foundry Arms - a traditional village pub known for its friendly atmosphere, excellent food, and local ales. The vibrant village hall hosts regular events, from coffee mornings and quiz nights to seasonal fairs, ensuring there's always something to bring everyone together.

Surrounded by scenic walks and peaceful lanes, Northrepps is a haven for those who enjoy the outdoors. The nearby beaches at Overstrand and Cromer offer wonderful days by the sea, while the surrounding countryside is perfect for cycling, rambling, or simply soaking up the tranquillity of rural Norfolk life.

For those who like to explore a little further, the charming seaside town of Cromer is just a short drive away, offering a range of shops, cafés, and its iconic pier. The city of Norwich lies around 22 miles to the south, where you can enjoy a dynamic mix of history, culture, and modern living - from its cobbled Lanes and award-winning eateries to its vibrant shopping and arts scene.

Northrepps truly captures the essence of Norfolk living —peaceful, picturesque, and full of heart.



Note from Sowerbys



Open plan living room

“Open-plan living, beautifully connected to the garden.”



SERVICES CONNECTED

Mains water and electricity. Air source heat pump and underfloor heating. EV charger installed. Drainage via sewerage treatment plant.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

C. Ref:- 0320-3784-9580-2795-8205

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: ///tangling.confronts.lakes

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SOWERBYS

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