



Long Barn
New Road | Bessingham | Norfolk | NR11 7BF

CONTEMPORARY BARN LIVING



A single-storey barn conversion of striking quality,
it combines original 1870s character with a thoroughly contemporary interior.
Set within a private cluster of converted buildings in the tranquil North Norfolk village of Bessingham,
the property offers open-plan living on a generous scale,
its exposed timber trusses soaring above a beautifully finished interior, and its gardens wrapping three sides.



KEY FEATURES

- A Single-Storey Contemporary Barn Conversion circa 1870s in an Exclusive Private Setting in Bessingham
- Two Double Bedrooms, Both with En-Suite Bathrooms
- Principal Suite with Dressing Room and Garden Access
- Impressive Open-Plan Kitchen, Dining and Sitting Room
- Modern Kitchen with Central Island and High-Quality Appliances
- High-Specification Finish Throughout with Underfloor Heating
- Landscaped Courtyard Garden, Rear Lawn and Walled Vegetable Garden
- Ample Private Parking on Shingled Drive
- Total Accommodation extends to 1,387 sq.ft
- Energy Rating: D

An exceptional opportunity to acquire a beautifully converted single-storey barn in one of North Norfolk's most peaceful village settings. Finished to an impeccable standard and offered chain free, it is ready for its next owner to enjoy from the moment they step through the door.

Background

"I liked the layout of the barn, the ease of maintaining it and the tranquillity of the location," the owner said when asked what first drew them to the property. Long Barn is part of a cluster of barns dating from the 1870s, sympathetically converted to create a contemporary single-storey home that retains its agricultural heritage. The conversion has preserved the original timber trusses and the traditional Norfolk construction of brick and flint, while introducing modern glazing, underfloor heating and a layout designed for comfortable everyday living.

Room By Room

The entrance hall sets the tone immediately, with oak flooring underfoot and clean, contemporary lines throughout. A Crittall-style internal door, added by the current owner, frames the transition into the main living space and lends an elegant industrial accent to the interior. The heart of the home is the magnificent open-plan kitchen, dining and sitting room. It is a room that will not fail to impress, with the original timber roof trusses fully exposed beneath a vaulted ceiling, supported by iron tie bars so wonderfully evocative of the building's agricultural past. At one end, decorative exposed vertical beams provide a striking focal point in the sitting area, while at the other, the contemporary fitted kitchen is arranged around a large central island with a quartz worktop, integrated appliances and breakfast bar seating. Industrial-style pendant lights hang from the beams above. Sliding doors open onto the front and two sets of double doors open onto the back gardens, flooding the space with natural light and creating an effortless connection between indoors and out. "As the main living area is open plan it's easy living as you move around it through the day," the owner noted.





KEY FEATURES

The principal bedroom is generously proportioned with exposed beams above and a door that opens directly onto the courtyard garden. It benefits from a dedicated dressing room and a stylish en-suite bathroom. The second double bedroom, also with its own en-suite, sits at the opposite end of the barn, ensuring privacy for both occupants. A separate WC, utility room and useful store complete the accommodation. Underfloor heating runs throughout the property, providing consistent warmth without the need for radiators.

Improvements and Refinements

Since purchasing the property, the owner has made two principal changes. The front garden has been fully landscaped, transforming it into the attractive courtyard that greets visitors today. Inside, a Crittall-style internal door has been introduced to the entrance hall, a considered addition that complements the barn's blend of traditional structure and contemporary finish.

So Much To Offer

What distinguishes the barn is the quality of its conversion and the ease of the lifestyle it provides. This is a home where everything works on one level, where the spaces flow naturally from one to the next and where the boundaries between inside and outside are deliberately blurred. "The timber features internally at each end of the barn are striking," the owner remarked, and they are right: the exposed trusses lend a sense of grandeur to a home that is also supremely practical. The open-plan arrangement means the kitchen, dining and sitting areas function as a single, sociable space, with light pouring in from both sides through the full-height glazing. For anyone seeking a home that combines architectural character with low-maintenance living in a tranquil rural setting, Long Barn delivers on every count.

The Outside

The barn benefits from gardens on three sides, each with its own distinct character. To the front, the landscaped courtyard garden is enclosed by traditional brick walls, creating a private and sheltered setting.

"The landscaped garden has lighting and spaces for relaxing, dining and morning coffee," the owner explained. "It has brick-built raised planters which provide colourful features facing the living area and the principal bedroom."

To the rear, a private lawned garden offers a more informal space, while at one end of the barn lies the walled vegetable garden, a charming and productive enclosure that the owner highlighted as a distinctive feature of the property. The shingled drive at the opposite end provides ample parking for several vehicles.

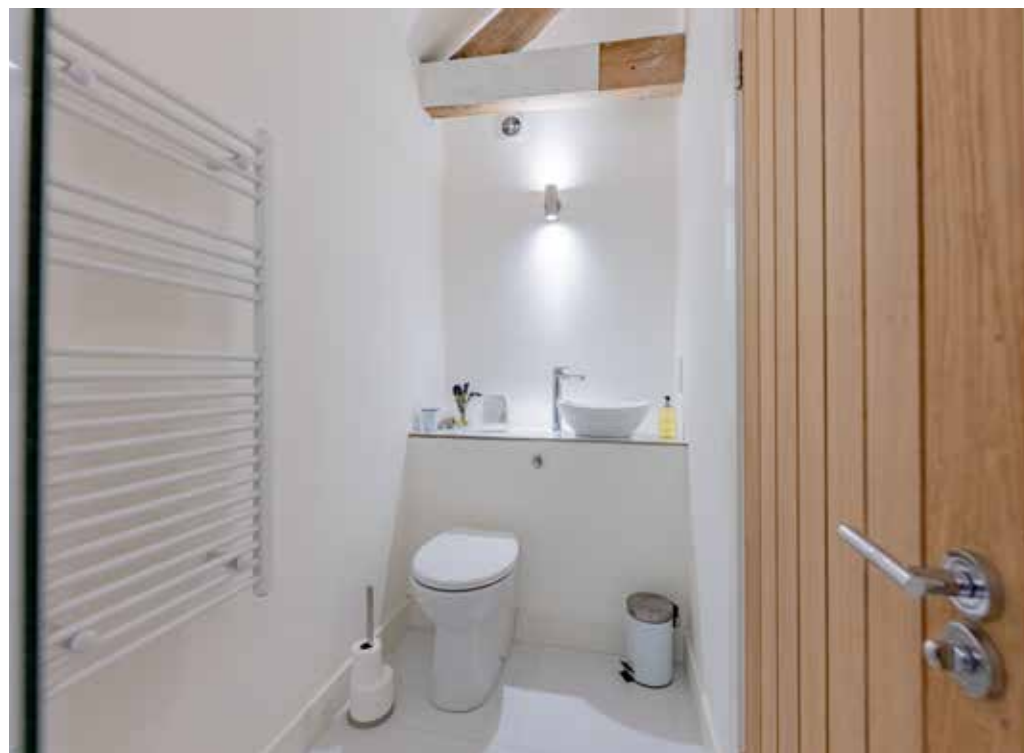
























INFORMATION



Services, District Council and Tenure

Oil-Fired Underfloor Heating, Mains Water, Private Drainage
Fibre to Premises Broadband Available - vendor uses EE
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk - for Broadband/Mobile availability
North Norfolk District Council - Council Tax Band E
Freehold

On The Doorstep

Bessingham is a picturesque North Norfolk village surrounded by open countryside and quiet lanes, offering a genuine sense of rural seclusion without isolation. The village sits within easy reach of Holt, Sheringham and Cromer, while the market town of Aylsham is a short drive to the south. Holt is known for its Georgian streets, boutique shops and popular annual festival, and provides excellent day-to-day amenities. Aylsham offers independent shops, cafés and a well-regarded weekly market. The North Norfolk coast is only a short drive away, with Cromer famous for its pier, sandy beach and seafood, and Wells-next-the-Sea providing a charming harbour and expansive sands. The nearby nature reserves and quiet lanes make the area ideal for walking and cycling. Norwich, crowned the overall winner in The Sunday Times Best Places to Live 2026, offers a wealth of cultural, retail and dining options. The Sainsbury Centre for Visual Arts, Norwich Castle and a thriving independent food and drink scene are among its many attractions.

How Far Is It To?

The market town of Holt is approximately 7.3 miles to the west, while Cromer and Sheringham on the North Norfolk coast are around 6.5 miles and 5.6 miles respectively to the north and northeast. Aylsham, with its independent shops and weekly market, is roughly 8.9 miles to the south. The nearest mainline railway station is at Cromer, served by Greater Anglia trains on the Bittern Line running to Norwich, where connections are available to London Liverpool Street and Cambridge. Norwich itself is approximately 21.5 miles to the south, a drive of around 35 to 40 minutes. The A148 provides convenient access westwards to Fakenham and King's Lynn and eastwards to Cromer.

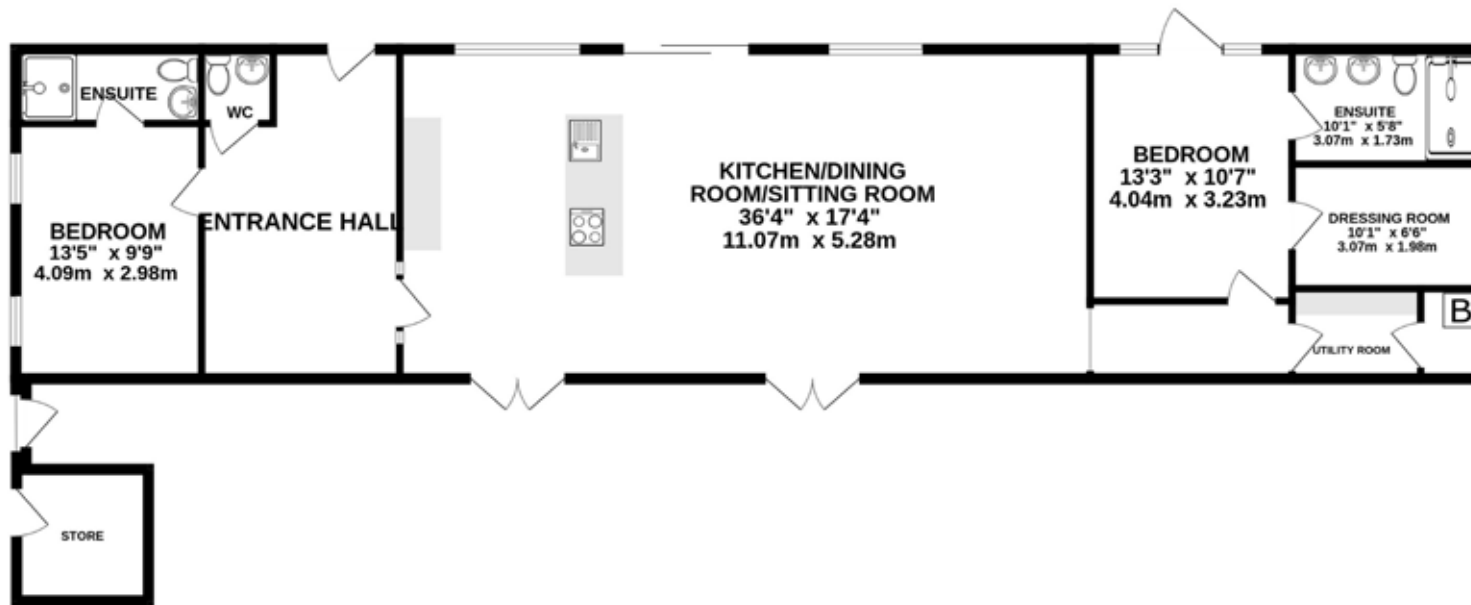
Directions

From Fakenham, take the A148 east towards Holt, passing through Thursford and Letheringsett. Continue through Holt on the A148 in the direction of Cromer. Turn right into Gibbet Lane as signposted to Gresham and E. Beckham. Keep on Red Barn Lane to T junction and turn left onto Mill Lane. Go through Gresham and turn right at Chequers Road then onto Church Road, then The Street, then New Road. The barns are 200m on right, with Long Barn located at the bottom left hand corner of the cluster of barns.

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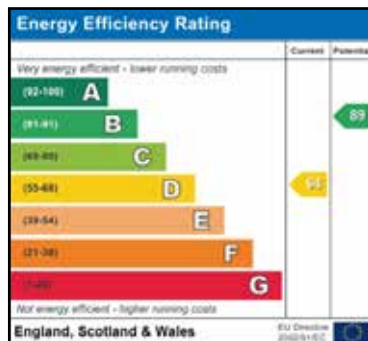
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TOTAL FLOOR AREA : 1387 sq.ft. (128.9 sq.m.) approx.

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For a free valuation, contact the numbers listed on the brochure.





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