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Church Farmhouse, Blacksmiths Lane, Happisburgh, Norfolk, NR12 0QY

Church Farmhouse is a magnificent Grade II Listed Norfolk farmhouse, believed to date from the early 18th Century, with a fascinating history and an abundance of period character. Constructed beneath a traditional Norfolk reed-thatched roof, renewed approximately seven years ago, the property has retained many of its original features, including exposed timbers, historic brickwork and fireplaces, which sit beautifully alongside the comforts expected of a much-loved family home.

Across the courtyard stands a magnificent brick and flint barn, beneath a tiled roof and extending to approximately 124m² (1,335 sq ft). With toilet facilities already in place, this substantial ancillary building offers considerable versatility and could lend itself to use as a studio, home office, recreational space, storage or a variety of other purposes, subject to the necessary consents. Planning consent has been granted for the creation of an indoor swimming pool, further highlighting the potential of this impressive space. Agents Note – The Barn is leasehold with a remaining 990 years

Church Farmhouse has a fascinating artistic heritage, having been visited as a holiday retreat by Sir Henry Moore, Dame Barbara Hepworth and Ben Nicholson, whose work was inspired by the peace and creative surroundings. The property also provided the setting for a day's filming of the acclaimed television programme Fake or Fortune.





- SIX BEDROOMS
- CLOSE TO AMENITIES
- PERIOD FAMILY HOME

- SEPARATE BRICK & FLINT BARN
- 18TH CENTURY GRADE II LISTED
- SUBSTANTIAL OFF-ROAD PARKING

- THATCHED ROOF, RENEWED IN 2019
- BEAUTIFULLY PRESENTED THROUGHOUT
- PERIOD PROPERTY WITH ORIGINAL FEATURES

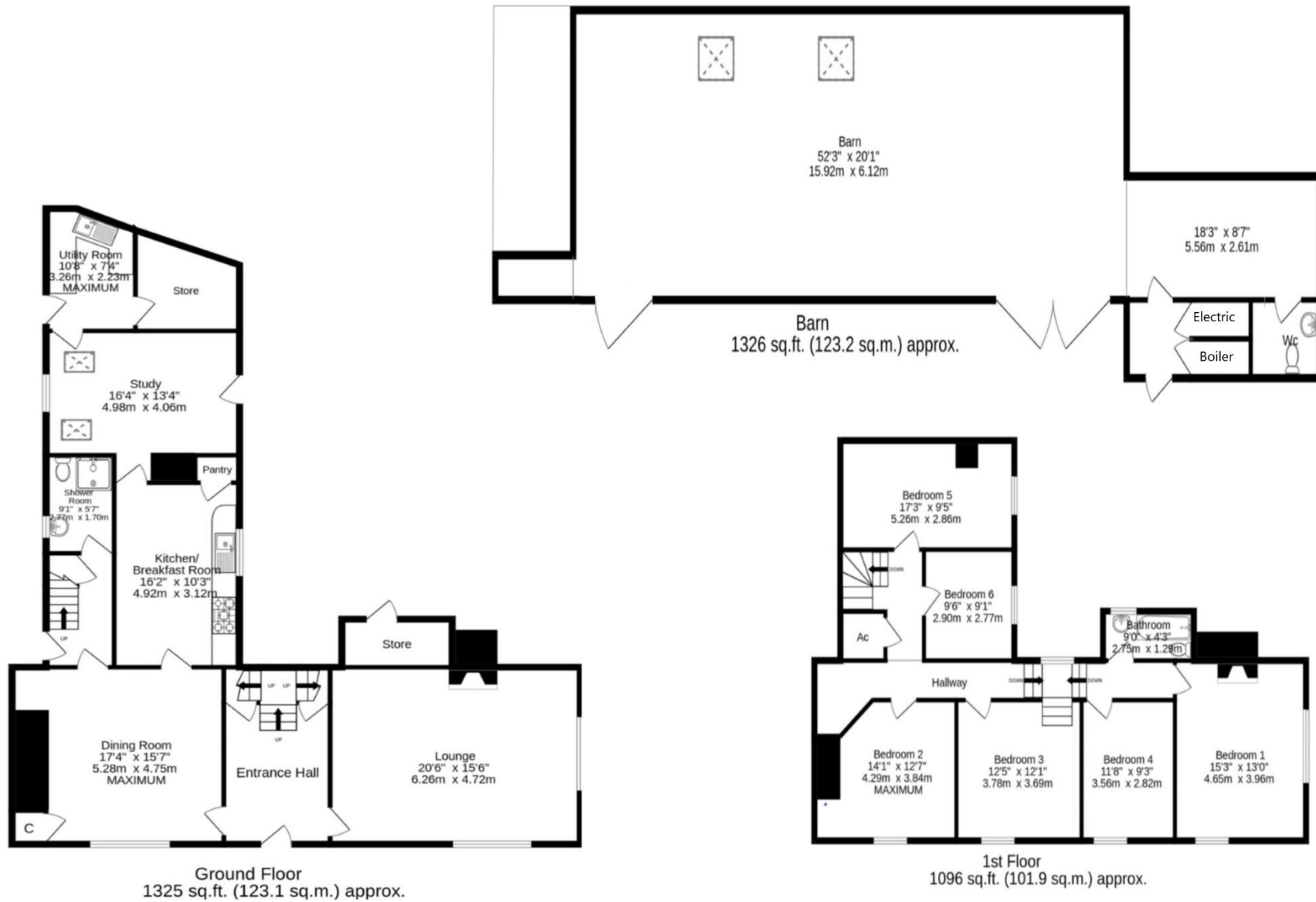
Today, this remarkable heritage property offers the opportunity to enjoy its historic character within a comfortable and versatile family home. Set amidst open countryside and approached via quiet country lanes, its peaceful rural surroundings provide a wonderful sense of escape and an authentic taste of life in rural Norfolk. The beautifully tended gardens complement the farmhouse perfectly. To the front and side, lawns are bordered by well-established flower and shrub beds and enclosed by an attractive flint wall, while to the west is a private courtyard garden with further established planting. A substantial area of parking, formerly part of the main farmyard, provides excellent provision for the house and barn.

Inside, Church Farmhouse is beautifully presented throughout, combining its wealth of period detail with a comfortable and practical layout. Extending to approximately 2,500 sq ft, the accommodation is arranged over two floors and offers considerable flexibility for modern family living. The ground floor comprises three reception rooms, providing a choice of spaces for entertaining, relaxing and working from home, together with a well-appointed kitchen, separate utility room and shower room. Upstairs, there are six bedrooms and a family bathroom, offering an unusually generous amount of accommodation for a property of this age and character.

The historic village of Happisburgh is renowned for its iconic red-and-white lighthouse, thatched buildings and welcoming village pub. The nearby coast offers spectacular cliff-top walks and a beautiful dog-friendly beach, while the Norfolk Broads and wider North Norfolk coastline are within easy reach, with their wealth of beaches, villages, nature reserves, attractions and places to eat.







TOTAL FLOOR AREA : 3747 sq.ft. (348.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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