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WE BRING PEOPLE AND PROPERTY TOGETHER ACROSS NORFOLK



## 9 Barley Close, Newton St. Faith, Norfolk, NR10 3GY

A beautifully presented modern detached three-bedroom family home, ideally positioned in the peaceful rural village of Newton St Faith, approximately five miles north of Norwich city centre and eight miles south of the historic market town of Aylsham. Combining the charm of village living with excellent transport links, Newton St Faith is a highly sought-after location. Residents benefit from a range of nearby amenities, including Newton Park, a popular green space perfect for walks, picnics, and outdoor recreation. Surrounded by picturesque countryside and areas of woodland, the village offers superb opportunities for walking, cycling, and enjoying the natural environment, making it an ideal setting for families and those seeking an active outdoor lifestyle.

Set back from the road, the property is approached via a paved pathway bordered by an attractive low-maintenance frontage. To the side, a driveway provides off-road parking and access to a garage, alongside a versatile office, hobby room, or potential additional bedroom, ideal for modern flexible living. To the rear, the enclosed garden has been beautifully maintained and features a paved terrace for outdoor dining, a lawned garden, and raised flower beds creating a colourful and inviting outdoor space.

Internally, the accommodation is immaculately presented throughout. A welcoming entrance hall leads to a cloakroom, a contemporary kitchen and dining room, and a comfortable family lounge with double doors opening directly onto the rear garden, seamlessly connecting indoor and outdoor living. Upstairs, there are three well-proportioned bedrooms and a modern family bathroom, with the principal bedroom benefiting from en-suite facilities.

The property is further enhanced by its excellent location close to Norwich International Airport and the Northern Distributor Road (NDR), providing convenient access around Norwich and beyond. The stunning Norfolk coastline lies within twenty miles, while the renowned Norfolk Broads are approximately eight miles away, making this an ideal base from which to enjoy the very best of Norfolk's countryside, coast, and city attractions.



Detached



House



Modern



2 Bathrooms  
1 Cloakroom



2 Receptions



3 Bedrooms



Tax Band C



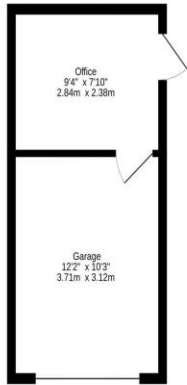
Off-Road  
Parking



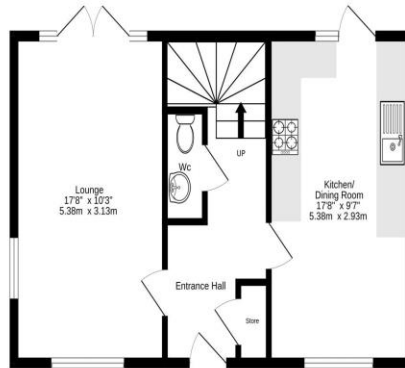
Garage



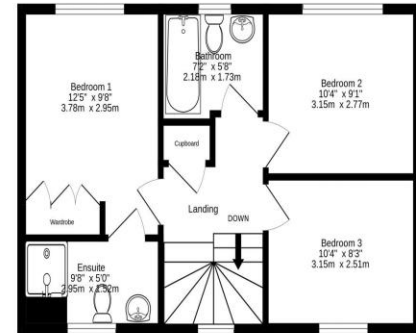
Garage  
206 sq.ft. (19.1 sq.m.) approx.



Ground Floor  
477 sq.ft. (44.3 sq.m.) approx.



1st Floor  
462 sq.ft. (42.9 sq.m.) approx.



TOTAL FLOOR AREA : 1145 sq.ft. (106.3 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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Score	Energy rating	Current	Potential
92+	A	97 A	98 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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