



Old Church Barn
Manor Farm Road | East Somerton | Norfolk | NR29 4DY

COAST AND COUNTRYSIDE



In a tiny hamlet in the village of East Somerton, nestled between the beach and open farmland, this pretty brick and flint barn enjoys glorious surroundings. Beautifully converted and thoughtfully extended, it's surprisingly spacious inside and effortlessly blends the character features of the original building with the clean lines of the contemporary finish.

This barn presents a very rare opportunity to purchase in this sought after location and as soon as you walk through the door you will see it's definitely not an opportunity to be missed!



KEY FEATURES

- A Beautiful Contemporary Barn Conversion situated in a Small Group of Barns in the Village of East Somerton
- Three Bedrooms and Two Bath/Shower Rooms
- The Principal Bedroom benefits from Built in Wardrobes and an En-Suite Shower Room
- Kitchen/Breakfast Room with Built-In Appliances and Feature Arched Window
- Dining Room & Sitting Room with Double Sided Wood Burner
- Sunken Front Garden with Store Room & Rear Courtyard Garden
- Private Drive provides Parking
- The Accommodation extends to 1,245 sq.ft
- Energy Rating: C

Golden sands, a colony of grey seals, dunes stretching out before you... the beautiful beaches at Winterton and Horsey are well known. This barn can be found a short walk away in neighbouring East Somerton, where you get all the benefits of the area but you're off the beaten track. Walking distance from the coast, it's also home to a part-ruined church with a tale to tell, country lanes with more people passing on foot or horseback than by car, and wildlife galore. A peaceful spot and one that's well worth exploring!

A Rare Opportunity

Whether you're looking for a 'lock up and leave' weekend retreat or a long-term home to call your own, the chance to make this beautiful barn yours is a very rare opportunity indeed. One of just six properties in a prestigious group where homes rarely come up for sale, it offers peace and privacy, tranquillity and space to relax, yet you're not isolated. You can walk to the shops, the chippy, Post Office, pub, primary school and more, yet when you come back here you leave the outside world behind. Wander the lanes with your dog, watch the ducks and moorhens on the pond around the corner, catch a spectacular sunrise or sunset over the fields - this is a truly relaxing place to be with a strong connection to the natural world and the changing of the seasons.





KEY FEATURES

Brimming With Charm

The barn is thought to be around 150-200 years old. It was originally converted in the early 2000s and the owner has further extended and improved it ever since. It's been both a family home and a holiday let and has proved highly successful for both. Full of character and quirky corners, with vaulted ceilings, oak beams, a double-sided wood burner, exposed brick and more, it's also unusually bright. The owner has chosen contemporary interiors, with clean lines and glossy finishes that further enhance the light. The contrast with the rustic textures of the buildings works incredibly well - this is a home that's both welcoming and stylish. You have a spacious sitting room and a formal dining room in addition to the kitchen. With three bedrooms and two bathrooms, there's no need to queue in the mornings, and one of the bedrooms is ideal for children or could be a dressing room.

Between Beach And Broads

Outside you have a sheltered and sunny courtyard to the rear, ideal for relaxing with a coffee, or something a little stronger. The main garden sits at the front of the property, but because it's sunken you're nicely tucked away from passers by and it's surprisingly secluded. It's a real suntrap and you're out of the wind. There's parking on your private drive, but once you're here, most things are easily accessible on foot. You can explore the quiet lanes, take a dip in the sea, walk along the dunes or pick up fresh fish and chips in neighbouring Winterton. The area is particularly well-known for its grey seal colony, one of the largest in the country. The nice thing about this barn is that you can walk to all the attractions that draw tourists here throughout the year, yet you're off the beaten track so not disturbed by anyone. You have even more amenities in nearby Martham, including nursery, primary and high schools, as well as access to the glorious Norfolk Broads.







ENJOY
EVERY
MOMENT



















INFORMATION



On The Doorstep

Martham is a large village bordering the southern bank of the River Thurne. The centre has a post office, public house, shops and doctor surgery, public library and schools and is located 9 miles north from Great Yarmouth, 15 miles from the city of Norwich and 3 miles from the coast. Martham Broad is owned and managed by the Norfolk Wildlife Trust and is a designated national nature reserve, popular with nature lovers and ornithologists.

How Far Is It To?

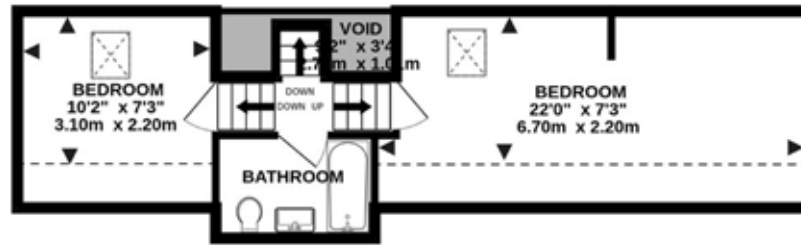
The cathedral city of Norwich is 21 miles away and has excellent educational, cultural and recreational facilities. There is a regular rail service to London Liverpool Street and Norwich airport provides daily flights internally and to Europe. The North Norfolk Coast can be found further around the coastline with its quaint villages and sandy beaches. Favoured spots include Holt, Well-next-the-Sea, Blakeney and the Burnhams. A 45 minute drive south will see you arrive at Thetford Forest with its many nature trails and bicycle paths whilst Stanstead Airport is a further hour drive with its many destinations offered throughout mainland Europe.

Directions

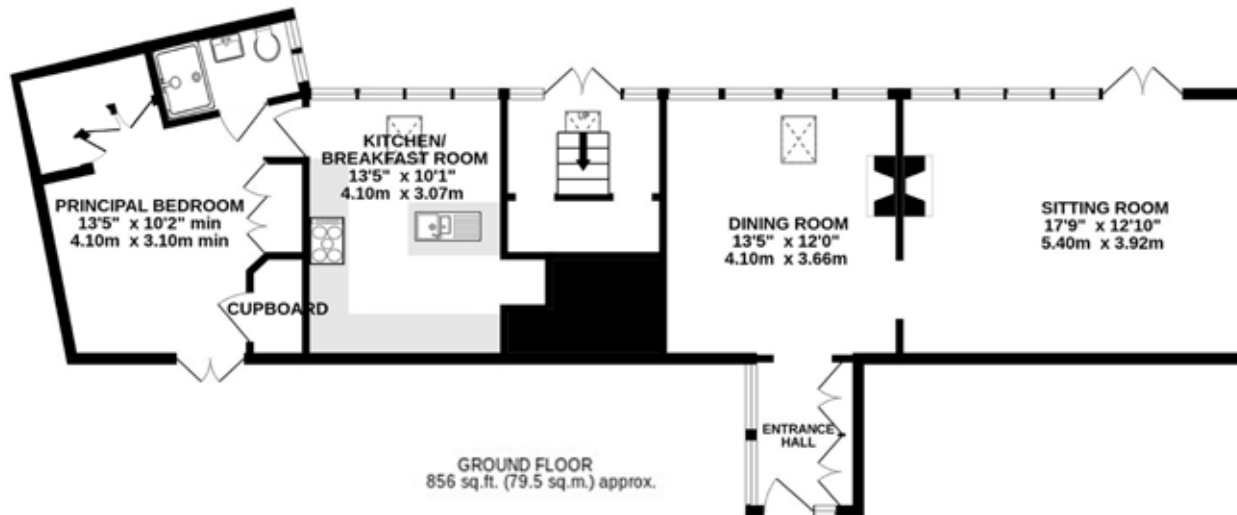
From Norwich take the A47 Southern bypass heading towards Great Yarmouth upon reaching Acle take the A1064 exit on the roundabout heading towards Billockby. Prior to reaching Fleggburgh turn left, continuing along this road before taking a right hand turn signposted to Martham. Continue out of the village of Martham, following signs for Winterton and East Somerton. Prior to reaching the village of Winterton turn left into Manor Farm Road following this road to the bottom around a right hand corner where you will find the entrance to the barns on your left.

Services, District Council and Tenure

Oil Central Heating, Mains Water, Private Drainage via Water Treatment Plant
Fibre Broadband Available - vendor uses BT
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk - for Broadband/Mobile availability
Great Yarmouth Borough Council - Tax Band A
Freehold



1ST FLOOR
389 sq.ft. (36.2 sq.m.) approx.



GROUND FLOOR
856 sq.ft. (79.5 sq.m.) approx.

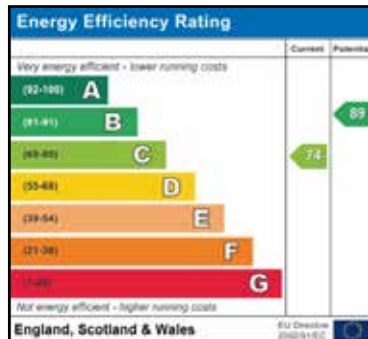


OUTBUILDING
52 sq.ft. (4.8 sq.m.) approx.

MAIN HOUSE

TOTAL FLOOR AREA : 1245sq.ft. (115.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. www.norfolkpropertyphotos.co.uk
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Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

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





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Fine & Country Norwich
12-14 Queen Street, Norwich, Norfolk, NR2 4SQ
01603 221888 | norwich@fineandcountry.com

