



THE STORY OF

# The Stables

*Barney, Norfolk*

SOWERBYS



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75 The Street, Barney  
Norfolk, NR21 0AD

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Stunningly Renovated Single-  
Storey Barn Conversion

Peaceful and Private Position  
in the Village of Barney

Meticulously Updated with Stylish,  
Contemporary Interiors

Three Generous Bedrooms, Including  
Principal with En-Suite

Bright Sitting Room with Far-Reaching  
Views Over Neighbouring Farmland

Sociable and Modern Kitchen/Diner

Parking for Two to Three Vehicles  
with Integral Garage

Beautifully Enclosed Walled Garden

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This single-storey home has been meticulously transformed to offer stylish and welcoming accommodation, blending character with contemporary living. Ideal for downsizers, second home owners, or those seeking a holiday let investment, the property offers both versatility and comfort.

The interior is thoughtfully designed, featuring three generous bedrooms, including a principal bedroom with en-suite facilities. The sitting room enjoys wonderful views over neighbouring farmland, creating a relaxing and picturesque setting, while the kitchen/diner provides a sociable and modern space, perfect for both everyday living and entertaining.

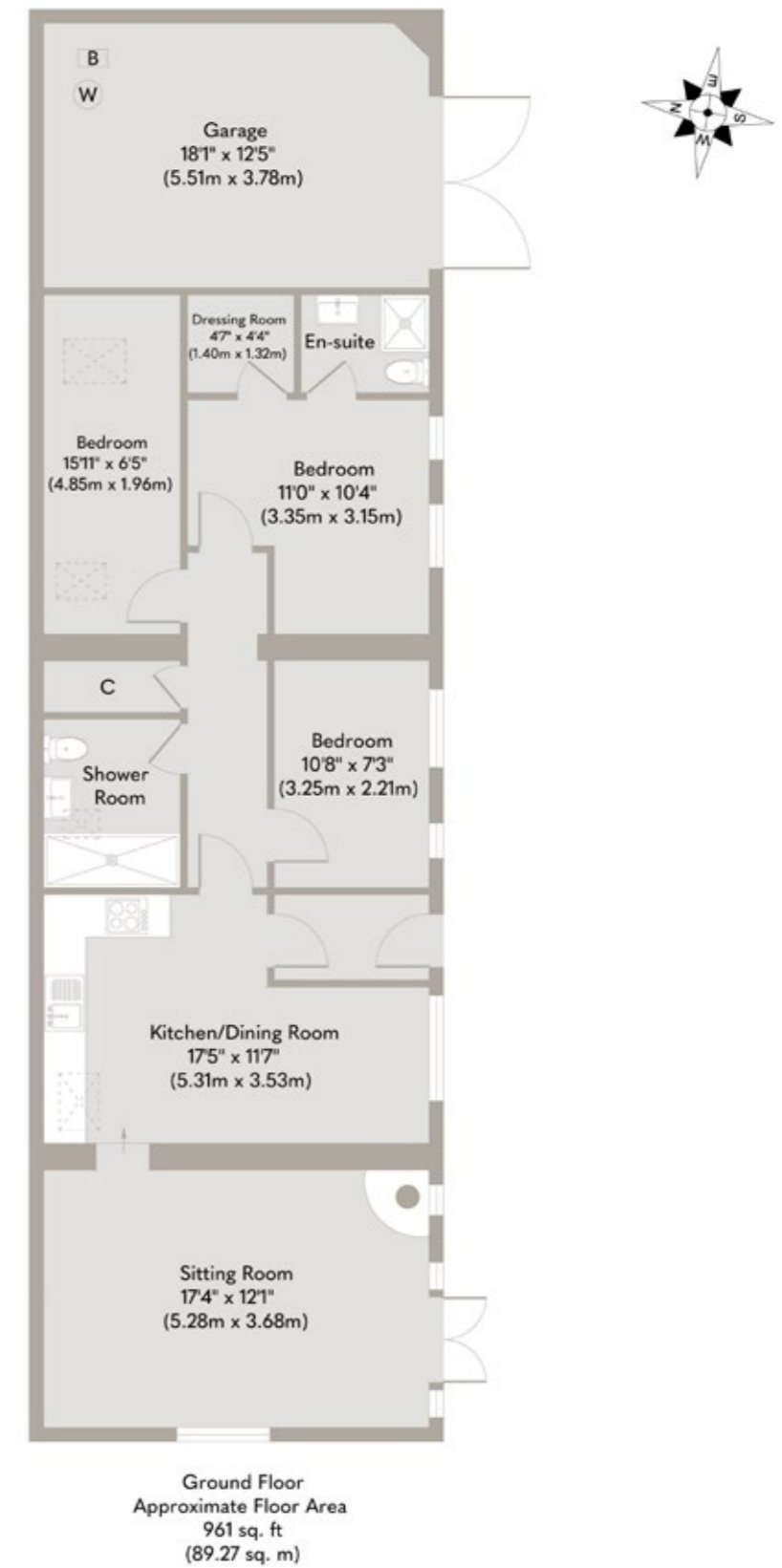
Outside, the property benefits from parking for two to three vehicles, an integral garage, and a beautifully enclosed walled garden, ideal for enjoying the peaceful surroundings.

The Stables is a superb opportunity to acquire a characterful yet contemporary home in a sought-after rural setting.



Character charm  
balanced with clean,  
contemporary style.





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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# Barney

A PICTURESQUE VILLAGE IN A SECLUDED AREA

Barney is a welcoming North Norfolk village set about 7 miles east-north-east of Fakenham, approximately 17 miles west-south-west of Cromer and around 25 miles north-west of Norwich, offering a relaxed countryside lifestyle with superb access to coastal and market town destinations.

The village is centred around its historic St Mary's Church, parts of which date back to Saxon times, reflecting the area's long heritage. While Barney itself is primarily residential, its village shop and local bar/restaurant provide everyday essentials and a place to connect with neighbours, and the playing field and cricket club are hubs for outdoor activity and community spirit.

Everyday amenities, a fuller range of shops, cafés and services, including supermarkets, medical facilities and schooling, are within easy reach in the nearby market towns of Fakenham and Holt, both under a 15-minute drive away. Fakenham's weekly markets and Holt's independent boutiques, galleries and eateries add variety and character to daily life.

Barney's location makes it ideal for outdoor living. Miles of quiet lanes and footpaths invite walking and cycling, while the North Norfolk Heritage Coast, with its sandy beaches, nature reserves and coastal villages, lies less than 20 minutes from the village, perfect for leisure days and weekend escapes.

The lifestyle here is defined by community warmth, scenic countryside and easy access to town and coast, offering a balanced Norfolk way of life where relaxed rural days flow effortlessly into cultural outings and coastal adventures.



## Note from Sowerbys



Sitting Room Countryside Views

“Views over open farmland create a wonderfully calm, everyday backdrop.”



### SERVICES CONNECTED

Mains water, electricity and drainage. Oil fired central heating.

### COUNCIL TAX

Band to be confirmed.

### ENERGY EFFICIENCY RATING

To be confirmed.

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: ///struts.kickbacks.muddle-

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# SOWERBYS

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