




MANOR
FARM BARNES



Thoughtfully designed
homes in a setting made
for breathing space.

In a quiet corner of the
North Norfolk coast, six carefully
crafted homes sit within open
countryside, designed to feel part of
their surroundings from the very start.

Manor Farm Barns at a glance

Set in One of the Most Glorious North
Norfolk Coastal Settings

Small, Discreet Development of Only
Six Beautifully Converted Barns

Traditional Norfolk Brick & Flint Style
with a Subtle Contemporary Finish

A Perfect Holiday Retreat or a Place
to Call Home All Year Round

Large Plots with Countryside Views
to the Eastern Boundary

Open-Plan Living with Generous Accommodation

Quality Specification with Meticulous
Attention to Detail

Air Source Heating with Zone Control

Surrounded by Open Countryside

Accessed via a Long Private Driveway
with a beautiful Sea-View Backdrop





Calm living on the North Norfolk coast

A place where wide skies meet quiet shoreline, and everyday life feels a little more considered. In Titchwell, the pace softens, the views stretch further, and home becomes something you truly settle into.

Set along one of North Norfolk's most unspoilt stretches of coastline, Titchwell is shaped by its sweeping marshes, big horizons and ever-changing light. The nearby nature reserve draws birdwatchers and walkers throughout the year, while the beach offers a sense of space that's increasingly rare - open, peaceful and never hurried.

Despite its tranquil setting, Titchwell is well placed for exploring the surrounding coastline. Thornham and Brancaster Staithe are just along the road, known for their coastal walks, sailing and well-regarded places to eat, while Burnham Market offers independent shops, cafés and a lively village feel.

Living here in a converted barn brings a balance of modern comfort and natural beauty. Thoughtfully designed spaces sit quietly within their surroundings, offering energy efficiency, clean lines and an ease of living that suits both full-time residence and coastal retreat. It's a setting where mornings start with fresh sea air and evenings wind down under vast, uninterrupted skies - simple, considered and distinctly Norfolk.



Six homes, one exceptional setting

Set within one of North Norfolk's most glorious coastal settings, this exclusive collection of just six beautifully crafted homes in Titchwell offers a perfect harmony of refined countryside living by the sea.

Tucked away and accessed via a long private driveway, the development unfolds against a stunning backdrop, with far-reaching countryside views.

This discreet development comprises a series of exceptional barn conversions, thoughtfully designed to honour the region's architectural heritage. Using traditional brick and flint, each home reflects the timeless Norfolk vernacular, while subtle contemporary detailing brings a sense of modern elegance. The result is a harmonious blend of character and sophistication.

Each property sits within a generous plot, surrounded by open countryside to the eastern boundary, creating a sense of

space, privacy and connection to the natural landscape. Inside, the homes offer light-filled, open-plan living with well-proportioned, flexible accommodation, perfectly suited for both relaxed holidays and year-round living.

Every detail has been carefully considered, with high-specification materials and finishes used to create interiors that are both stylish and enduring, with modern comforts seamlessly integrated.

Whether as a tranquil coastal retreat or a permanent home, this is a development that captures the very best of North Norfolk living, peaceful, private and beautifully designed.



Site Plan and Original Site







No 1 & 2

Semi-Detached Bungalow
1,808 Sq. Ft (167.96 sq. m)

- Stylish Open-Plan Living with Peninsula Island to the Kitchen
- Separate Utility with External Access
- Three En-Suite Bedrooms, Perfect for Welcoming Friends & Family
- Bi-Fold Doors Opening onto the Large Garden & Patio
- Ample Parking to Gravel Drive
- Quality Fixtures & Fittings Throughout
- Underfloor Zone-Control Heating
- Farrow & Ball Colours Throughout



Floor plans and imagery are indicative of this house type only.
Layouts, elevations and specifications may vary between plots.

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. Copyright V360 Ltd 2026 | www.houseviz.com

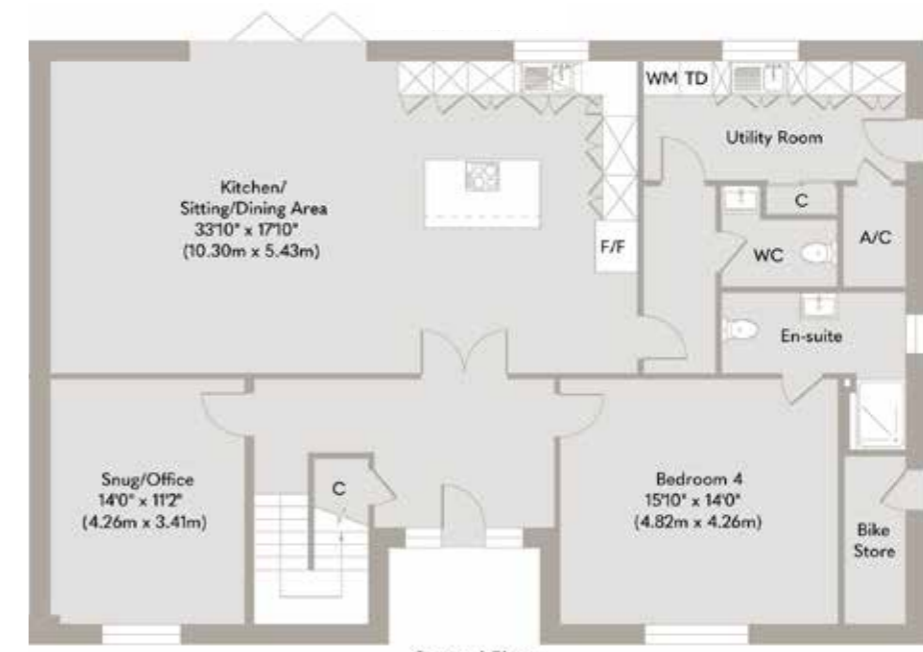
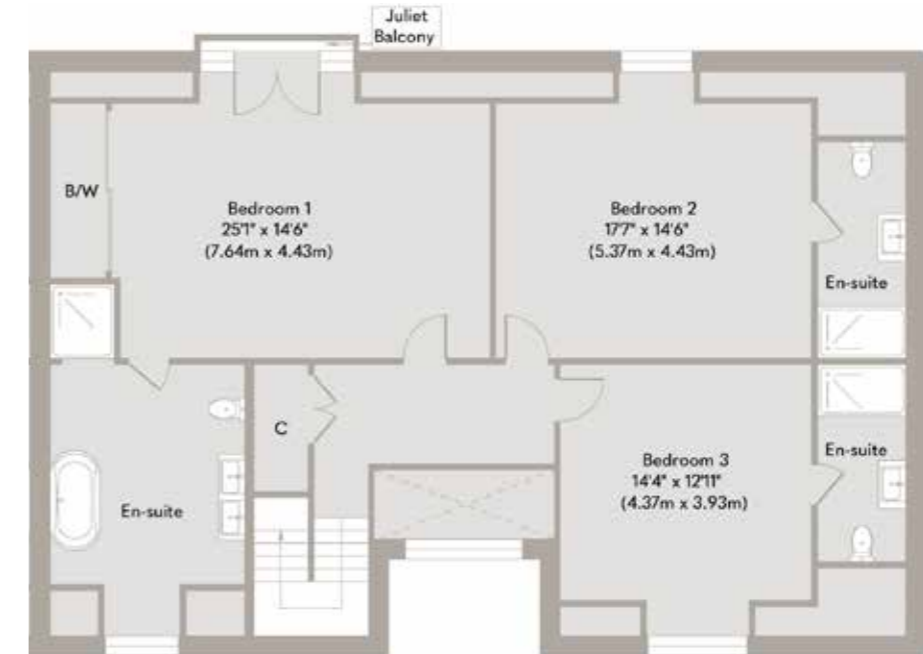




No 3 & 4

Semi-Detached House
2,835 Sq. Ft (263.32 sq. m)

- Stylish Open-Plan Living
- Grand, Light-Filled Double-Height Entrance Hallway with Gallery Landing
- Separate Utility & Bike Store
- Four En-Suite Bedrooms, Including One on the Ground Floor for Flexible Living
- Luxurious Principal Suite with Juliet Balcony, Countryside Views & Bath with Twin Sinks to the En-Suite
- Separate Snug/Office for Cosy Winter Evenings
- Bi-Fold Doors Opening onto the Generous Lawned Garden.
- Central Kitchen Island Perfect for Entertaining



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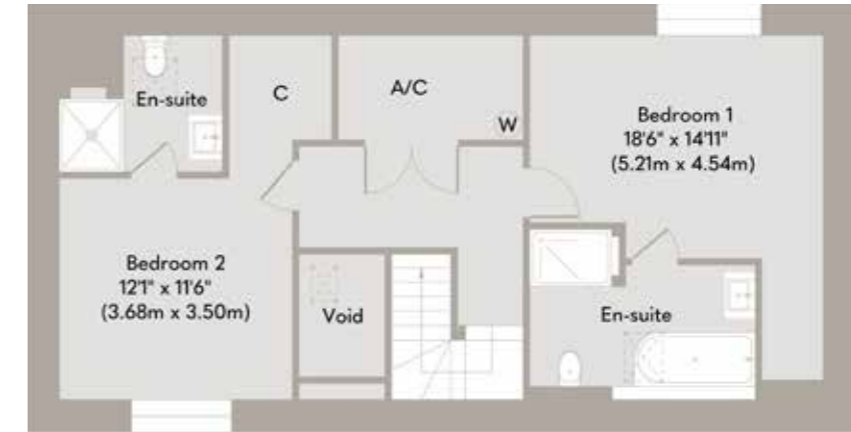




No 5 & 6

Semi-Detached House
1,645 Sq. Ft (153.78 sq. m)

- Light-Filled Open-Plan Living with Vaulted Ceiling & Kitchen Island
- Breathtaking Easterly Views Across the Garden & Patio
- Three En-Suite Bedrooms, Including One on the Ground Floor
- Luxurious Principal En-Suite with a Roll-Top Bath
- Separate Utility & Snug/Office
- Oak-Covered Porch & Norfolk Brick & Flint Façade
- Patio Doors Opening onto the Generous Patio with Separate Utility Access
- Ample Parking to Gravel Drive



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A level of exceptional quality

A beautifully designed barn conversion scheme using local materials, honouring the traditional Norfolk style of brick and flint construction with a subtle contemporary finish. The properties have been designed with a meticulous eye for detail using the highest quality materials and finishes throughout.

EXTERNAL FINISHES & CONSTRUCTION

- The exterior construction is a combination of a red blend facing brick, light mortar and locally sourced flint cobbles in the traditional Norfolk style.
- Traditional construction.
- Roof covering of natural clay pan tiles.
- High efficiency UPVC flush casement windows finished in Pebble Grey.
- Front and Utility external doors are of a solid timber core composite construction finished in Pebble Grey.
- Aluminium Bi-folds in Pebble Grey.
- Gravelled entrance driveway and central courtyard.
- Porcelain tile footpaths edged in gravel lead round the side of each property and extend into a large patioed terrace at the rear.
- All rear gardens are laid to turf with 7ft timber feather-edged fencing for privacy.

- The gardens of No. 4, 5 and 6 are finished with a post and rail fence to the rear boundary to offer views over the open countryside.

INTERNAL FINISHES

- Suffolk style oak internal doors with contemporary black ironmongery.
- A contemporary colour palette throughout, with the walls finished in matt emulsion Farrow & Ball colour matched 'Ammonite' and traditional style skirting and architraves finished in Farrow & Ball colour matched 'Strong White'.
- A Karndean Korlok Texas White Ash LVT flooring system across the ground floor.
- Carpet to all bedrooms and landings.
- Traditional style carpeted staircase finished with oak newels, spindles and handrails.

KITCHEN & UTILITIES

- Bespoke shaker style solid hardwood painted kitchen units with individual colour schemes across the development. Solid wood drawer internals and brushed brass door furniture.
- 20mm Apollo Lyskam White Quartz worktops throughout with a 30mm Ogee edged island to No. 3, 4, 5 and 6.
- Traditional white ceramic double Butler sinks with Perrin & Rowe antique brass swan neck taps to all kitchens.
- Fully integrated AEG double multi-function ovens and AEG induction hobs.
- Full height AEG larder fridge with 311l capacity and Bosch built under integrated freezer.
- Integrated Neff dishwasher.
- Integrated refuse and recycling bins.
- Bosch washing machines and Beko tumble dryers in all utility rooms.

BATHROOMS

- Bayswater Traditional sanitaryware and chrome brassware including rainwater shower heads and concealed thermostatic shower valves.
- Recessed shelving to showers.
- Burbidge & Son vanity units across all en-suites.
- No. 3 and 4 principal bedroom suites include a double vanity unit.
- Electric heated towel rails.
- Porcelanosa wall and floor tiles throughout.
- Underfloor heating to all bathrooms (via electric underfloor heating mats at first floor level).

LIGHTING & ELECTRICAL

- Fibre broadband to the premises.
- Network cabling throughout with terminals in the living room, kitchen, principal bedroom and study (where applicable).
- A combination of LED downlights and subtle pendant and wall lighting.
- Alarm system.
- Detailed external lighting scheme across the development including up and down lights at the front entrance and rear patios of each plot, and low-level brick lighting in the dwarf walls at the front of each property.
- Provision for electric vehicle charging points.
- External electrical socket to each property.

HEATING & PLUMBING

- Air Source Heat Pump (ASHP) providing all heating and hot water.
- Underfloor heating to ground floor, radiators to first floor.
- Each zone controlled by a wall mounted thermostat.
- Outside tap to rear of each property.

GENERAL

- Mains electricity, water and drainage.
- Central heating, appliances and fenestration guaranteed.
- Build Zone 10 Year Warranty.
- The properties will have a SAP assessment carried out as part of building regulations when completed.





A thoughtful approach to development

R2 Developments has built a reputation for delivering high-quality, bespoke residential developments, with each project benefiting from careful design, thoughtful layouts & exceptional attention to detail.

Specialising in smaller luxury developments, R2 Developments takes pride in creating homes that combine timeless design with quality craftsmanship, ensuring a consistently high-end standard of finish throughout every project.

Fernie Homes is assisting with the build, bringing experience in bespoke builds & renovations, with a quality of design & level of craftsmanship that comes from experience and a pursuit of perfection.

Each site is treated individually, with significant time, thought & resource put into planning & designing homes that enhance everyday living. These homes are built without compromise, from site acquisition right through to the finishing touches.

Please note: Images shown are a combination of builds by R2 Developments and Fernie Homes.



R2
DEVELOPMENTS

FERNIE  HOMES



Find your new coastal home

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AGENT'S NOTES:

These particulars and measurements are provided as a general guide only and do not form part of any offer or contract. Whilst believed to be accurate, all intending purchasers should satisfy themselves as to their correctness by inspection or otherwise. No person in the employment of the agent has any authority to make or give any representation or warranty in respect of the property.

Internal images shown are from No. 6, the Manor Farm Barns show home, and are indicative only. External images may include digitally enhanced or renovated elements to illustrate the intended appearance of the development upon completion. Specifications, layouts, finishes and materials may vary between plots and are subject to change without notice.

The site plan has been produced from planning drawings and is indicative only.

No. 2 and No. 3 have rights of way over land belonging to No. 1 and No. 4 to gain access to their properties. No. 5 has a right of way over land belonging to No. 4 to access its garden. Neighbouring properties also have a right of access over the first 50m of the driveway.

Each property will be registered with a separate ownership title. All six properties will belong to Manor Farm Titchwell Management Company Ltd, sharing responsibility for the cost and maintenance of the private road and grounds. The Management Company will be limited by guarantee, and residents will be required to become a member upon completion of their purchase.

An additional charge of £60 plus VAT will be payable by the purchaser upon completion.

The Management Company will be handed over to the residents following completion of the final plot on the site. Annual management charges are to be confirmed.

Ownership of the area marked for "possible future residential development" will be retained by the developer but maintained by the Management Company.

A £10,000 reservation deposit is required to secure a plot and is payable directly to R2 Developments Ltd.

The development sits within the Norfolk Coast National Landscape and is partly covered by the Titchwell Conservation Area.

A home here is your
gateway to the perfect
North Norfolk lifestyle...

SOWERBYS

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