

35 The Street
Barney | Norfolk | NR21 0NB

FINE & COUNTRY

A PEACEFUL RETREAT



This handsome period cottage in Norfolk red brick and flint stands in the quiet village of Barney, set midway between Fakenham and Holt.
With a cast iron wood burning stove in the sitting room and a long garden that gives way to open grazing at its far end.



KEY FEATURES

- An Extended Traditional Cottage in Red Brick and Flint in the Village of Barney
- Peaceful Village Position between Fakenham and Holt
- Three Bedrooms and Family Bathroom
- Sitting Room with Cast Iron Wood Burning Stove
- Dining Room Flowing to Kitchen/Breakfast Room
- Ground Floor Study and Shower Room
- Engineered Oak Floors and Internal Latch Doors
- Long Rear Garden with Stunning Views over Adjoining Farmland
- Shingled Drive with Parking for Three Cars
- Oak Framed Double Cart Lodge, Store and Log Store extending to approximately 384 sq.ft.
- Total Accommodation extends to approximately 1,240 sq.ft.
- Energy Rating: D

Extended and beautifully presented, this is a cottage that offers far more room, and far more privacy, than its age and frontage suggest. With three bedrooms, two bathrooms, a double cart lodge and a garden bordering farmland, it is a compelling opportunity for anyone seeking village life within reach of the market towns and the coast.

Character & Functionality

"We were attracted to the perfect blend of cosy cottage character, mixed with the functional, light and open space," the owners said when asked what first drew them to the property. They bought the cottage in 2019 and have lived there for 7 years. This semi-detached cottage is built of red brick beneath a pantiled roof, and a later brick and flint extension adds the kitchen/breakfast room, the study and the shower room, taking in the rear of the dining room as it goes. These are the vernacular building materials that give this corner of north Norfolk so much of its appeal. Barney is a small rural village in the parish of Fulmodeston, with its own parish church, playing field and cricket club.

Room By Room

An oak framed porch shelters the front door, which opens straight into the sitting room, the oldest part of the house: carpeted and quiet, with a brick fireplace and raised hearth holding a cast iron wood burning stove beneath a timber mantel. Folding doors provide access through to the dining room, where the staircase rises from one corner and the floor changes to engineered oak as the room runs back into the more recent part of the house, lit from above by a roof light and opening through French doors onto a shingled strip, with the garden beyond. The space leads into the kitchen/breakfast room, fitted with shaker style cabinetry beneath solid oak work surfaces, with a central island and stools, double oven and induction hob. A door opens from here onto the shingled strip as well. "The kitchen is large and functional and great to cook in," the owners said. Beyond the kitchen, a study with an oak floor and a fully tiled shower room complete the ground floor. "The cottage is relatively open plan and the rooms flow into each other really nicely," the owners added, and the ground floor bears that out.







KEY FEATURES

Upstairs, an L-shaped landing serves three bedrooms: a generous principal double looking out to treetops and countryside, a second double retaining a small cast iron fireplace and a single well suited to a child or to a desk. The bathroom is fully tiled, with both a bath and a separate quadrant shower, and the rooms at the back look out over the garden to the field beyond.

Improvements & Refinements

The owners have not considered any significant alterations necessary as the cottage came to them already extended, and they describe a house that worked from the day they arrived. It has oil-fired central heating, traditionally styled UPVC windows, engineered oak floors and internal latch doors, all well maintained.

So Much To Offer

What sets this cottage apart is as much its setting as its rooms. “It’s incredibly private too with no onlookers from any side of the house – so it feels like being on a peaceful retreat!” the owners said. Seclusion of that order is uncommon in a village street, and the extension reinforces it, opening the back of the house to light while the older rooms keep their warmth. The sitting room is the warmest room in the house and the one the owners use most in winter. “We have a cosy lounge with a log burner – we’ve spent many cosy Autumn and Winter evenings by the fire!” the owners said. With the folding doors open the warmth carries through to the dining room and kitchen, so the ground floor can be used as one or closed down to a single snug room.

The Outside

Outside the dining room and kitchen doors is a shingled area enclosed by close-boarded fencing, with a table and chairs and pots around it. Beyond is a long lawn, with a shrub border on one side, planted beds along the fence, a timber shed and a raised vegetable bed. “Having a garden that doesn’t stop with a fence or hedge is incredibly unique,” the owners pointed out. “It continues into a field where cows peacefully graze in Summer (and come to say hello!), and a barn owl hunts during dawn and dusk, mostly seen in Autumn and Winter.” They described beautiful moments when the owl has landed on the fence post at the end of the garden for a rest, even with them sitting out. “Seeing the garden come to life in Spring feels very special – it attracts so much wildlife too,” the owners continued, and the pleasure is not only in the flowers but in the birds and insects. After dark there is the sky. “With no light pollution here, we sometimes head out into the garden when it’s dark to sit on the bench and look at the stars,” the owners said, and the number of shooting stars seen from here is, by their account, wonderful. To the front, the shingled drive provides ample parking for 3 vehicles and leads to an oak framed and tiled double cart lodge with an attached store. The owners cited the cart lodge and drive as a great feature, giving them parking, storage and shelter for the cars.

































INFORMATION



On The Doorstep

There are lovely walks straight from the door, with one loop taking in a river, a bridge, an old train track and bluebell woods, and another passing a church and a stream before running through a forest. In summer you can cycle down to the Old Brick Kilns on Little Barney Lane for a drink in the sunshine, where Barney's Bar serves food and Sunday roasts during the warmer months. Barney, Fulmodeston and Croxton come together for many club and social activities, while nearby Melton Constable and Briston offer a village store and Post Office, garages and a primary school. Fakenham offers a range of supermarkets, a Thursday market, a cinema, a racecourse, a medical centre and schooling for all ages, along with The Gallow, a members' sports centre on the edge of town. The town's public leisure centre is being redeveloped as the Fakenham Leisure and Sports Hub, with a new community swimming pool due to open shortly. Holt is known for its independent shops and galleries, for Bakers and Larners and for Gresham's School.

How Far Is It To?

Fakenham lies about 6.8 miles to the west, a drive of roughly 13 minutes, while the Georgian town of Holt is around 8.1 miles to the east. The north Norfolk coast begins around 10 miles away at Blakeney, with Wells-next-the-Sea about 10.7 miles and Sheringham about 14.8 miles distant. Norwich is approximately 25.3 miles to the south east, around 50 minutes by car, and Norwich International Airport about 22 miles. The nearest mainline station is Norwich, with services to London Liverpool Street from about 1 hour 50 minutes, while King's Lynn, approximately 29 miles to the west, runs to Cambridge and London King's Cross in around 1 hour 40 minutes. Sheringham station, about 14.8 miles away, offers the Bittern Line through to Norwich. The A148 between Fakenham and Cromer is a little over a mile from the village, with the A1067 providing the alternative route into Norwich.

Directions

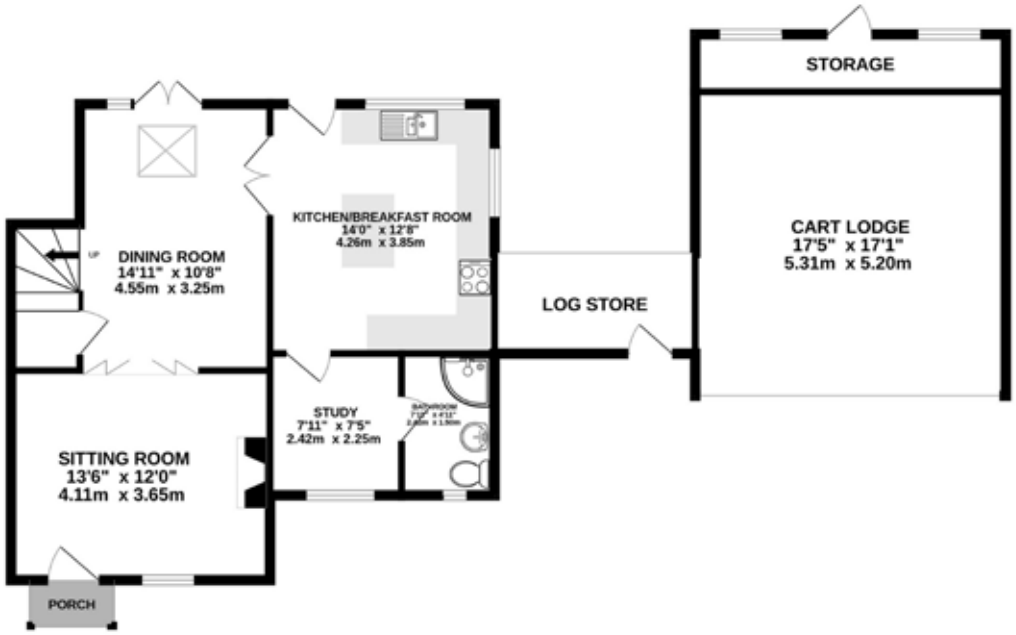
From Fakenham, take the A148 heading north east, signposted to Holt and Cromer. Continue for approximately 5.7 miles and, on reaching Thursford, turn right onto the B1354, signposted to Melton Constable. After 0.2 miles, turn right into The Street as signposted to Barney and follow this into the village. Continue along The Street for 0.8 miles, where the property will be found on the right hand side.

Services, District Council and Tenure

Oil-Fired Central Heating, Mains Electricity, Mains Water and Mains Drainage
Broadband Available - please see www.openreach.com/fibre-checker
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk
North Norfolk District Council – Council Tax Band: B
Freehold

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GROUND FLOOR
1066 sq.ft. (99.0 sq.m.) approx.



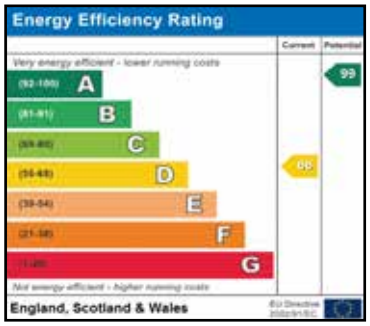
1ST FLOOR
559 sq.ft. (51.9 sq.m.) approx.



35 THE STREET, BARNEY, FAKENHAM, NR21 0NB

TOTAL FLOOR AREA : 1624 sq.ft. (150.9 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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