



West Barn

School Road, Worstead, NR28 9FG

BROWN & CO



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A substantial and highly attractive barn conversion in the highly-sought after village of Worstead.

Acreage – 0.54 acres (stms)

£800,000



DESCRIPTION

West Barn forms one of a pair of semi-detached barn conversions situated within the Manor Farm Barns development on School Road in the village of Worstead. The property occupies a semi-rural setting within the historic former farmstead associated with the Worstead Estate. The whole enjoys wonderful proportions, gently tucked away behind the part walled and mature boundaries which takes advantage of the incredible views across to the Grade I listed, St Mary's Church.

The building originally formed part of a traditional agricultural complex and was historically used as a grain store serving the wider estate. In 2011, the site was acquired by Worstead Developments, who undertook the conversion and redevelopment of the former agricultural buildings to create two semi-detached residential dwellings. The conversion retained the character and appearance of the original barn structures whilst adapting them for modern residential use.

Constructed in traditional materials with mellow brick elevations under a vast pantile roof, the whole immediately reflects its agricultural heritage and enjoys well-arranged and spacious accommodation on three floors.

The ground floor accommodation is centred around a substantial open-plan sitting/dining room measuring approximately 32 ft in length, which sets the tone and creates an urge to entertain with direct access into the gardens from a

number of points. The sitting room is very special with a log burner acting as the central feature and as you move towards the north of the barn a striking mezzanine floor is positioned above you, accessed from the first floor and makes for an excellent study/home office area. The dining room part is substantial and useful for entertaining.

Adjacent is a generously proportioned kitchen/breakfast room featuring fitted cabinetry, integrated appliances, a central island unit with oak worktop and ample space for informal dining. The kitchen benefits from extensive glazing and French doors open onto the main terrace which is a lovely space, slightly elevated and overlooks the established English Lavender that borders the shingled drive beautifully.

Useful ground floor accommodation also includes a study/home office, utility room and cloakroom/WC.

The first floor provides a spacious principal bedroom suite extending to over 23 ft in length, together with a well-appointed en-suite bathroom. A further double bedroom and en-suite bathroom are located on this level. Overlooking the sitting room below is the aforementioned mezzanine office/study space, and reflects the barn's original open-plan form and vaulted character.

The second floor provides two additional double bedrooms served by a family bathroom. We draw your attention to the floorplan as to how the accommodation is arranged.

Externally, the property is approached over a shared access serving the development and leads on to the access for West Barn which flows onto a shingled parking area with suitable space for a large number of vehicles. The detached double garage of brick and timber clad provides secure parking and storage, and an electric car charger has been installed on the side of the garage.

The gardens and grounds are a major feature of the whole West Barn is set within beautifully maintained gardens and grounds extending to approximately 0.54 acres providing an exceptional setting that complements the character of the barn and enjoys an attractive outlook towards the tower of St Mary's Church.

The gardens have been thoughtfully designed and carefully cultivated by the current owners as they have created a much-loved space of considerable horticultural interest, combining formal planting with wildlife-friendly features. A mature native boundary hedge forms an attractive enclosure and incorporates a diverse range of species including dog rose, hazel, hawthorn and other indigenous planting; an important habitat for birds, pollinators and other wildlife throughout the year.

The grounds are principally laid to lawn and interspersed with a variety of specimen trees, including cherry, crab apple, mountain ash, whitebeam, two lilac bushes, a selection of hollies, five silver birches, two walnut trees and a sweet chestnut.



A particular feature is the delightful rose garden, which contains approximately 28 established David Austin rose bushes, complemented by a further ten rose specimens strategically positioned throughout the wider grounds and provide a succession of colour, fragrance and structure forming an attractive focal point within the garden.

The productive elements of the grounds have been equally well considered and over the course of the last 11 years a dedicated cutting garden has been created incorporating raised beds for flowers and seasonal produce, enclosed by attractive step-over apple and other trees. A new additional bed is planted with raspberries.

A charming pergola, clothed with rambling and climbing roses, provides an attractive seating and entertaining area from which to enjoy the gardens and surrounding setting and the views here back towards the barn and the church are exceptional. Adjacent to the pergola, a small orchard contains a selection of apple, pear and plum trees and a pretty seating area sits on the border of the part walled garden.

Services – Mains water, mains electricity, mains drainage, oil central heating.

Local authority – North Norfolk District Council

LOCATION

Worstead is a popular village situated approximately 14 miles from Norwich and 4 miles from North Walsham. There is a rail link at Worstead on the Bittern Line which runs from Norwich to Cromer and Sheringham via the Norfolk Broads and stopping at Salhouse, Hoveton and Wroxham, Worstead and North Walsham. Amenities in the village include a primary school, children's nursery, church, weekly post office van and a public house and there is also the annual Worstead Festival which is reputedly Norfolk's largest village festival. This area is ideally situated for access to the Norfolk Broads and some of Norfolk's finest beaches. The surrounding area is predominantly residential and agricultural in character.

DIRECTIONS

Leave Norwich on the B1150 North Walsham Road, continuing past Spixworth and through Coltishall village, remaining on the B1150 towards North Walsham. At the Westwick sign, turn right at the signpost to Worstead and follow this road into the village. Turn left by the church into School Road and the access to the development is on the left-hand side.

AGENT'S NOTES:

(1) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested

parties are advised to check the room measurements prior to arranging a viewing.

(2) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

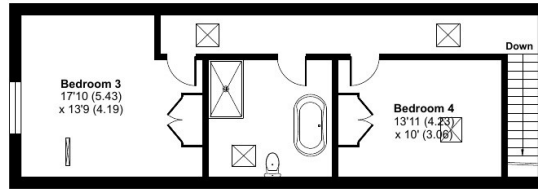
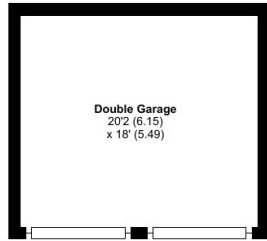
VIEWING Strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871



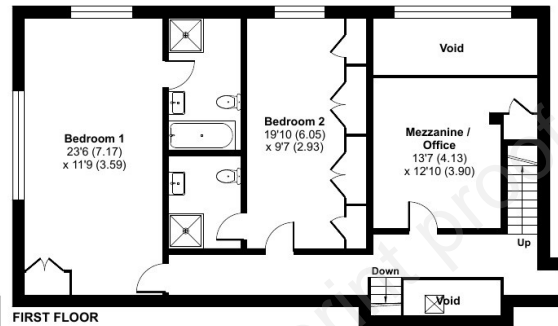
School Road, Worstead, North Walsham, NR28

Approximate Area = 3089 sq ft / 286.9 sq m (excludes voids)
 Double Garage = 363 sq ft / 33.7 sq m
 Total = 3452 sq ft / 320.6 sq m

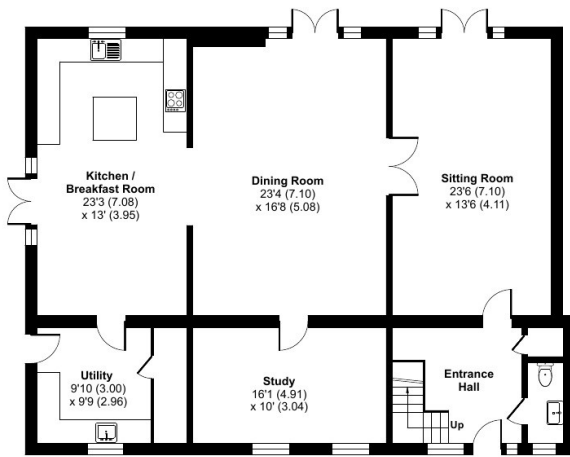
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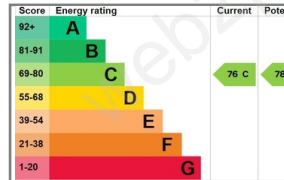
SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Brown & Co. REF: 1472104



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