



THE STORY OF

Church Barn

Sharrington, Norfolk

SOWERBYS



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Church Barn

Bale Road, Sharrington
Norfolk, NR24 2PF

Outstanding Semi-Detached
Period Barn Conversion

Beautiful Edge-of-Village Setting

Open Fields to Both Front and Rear

Four Generous Double Bedrooms

Three Characterful Reception Rooms

Farmhouse Kitchen Opening to
a Stunning Garden Room

Dual-Aspect Sitting Room with Bay
Window and Dual-Fuel Stove

Luxury Family Bathroom with
Freestanding Roll-Top Bath

Wonderful Mature Cottage Gardens

Large Tandem Garage and Private Parking

SOWERBYS HOLT OFFICE

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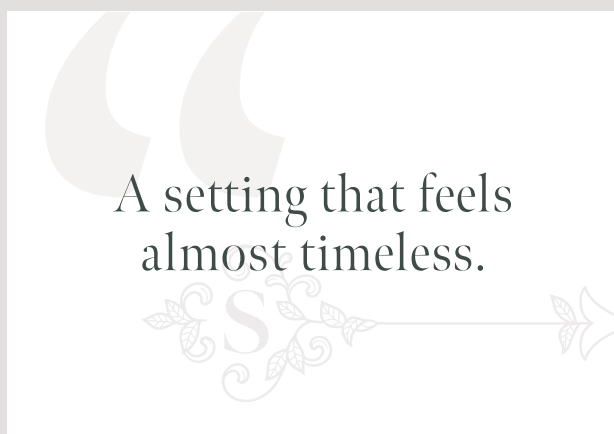
Bordered by open fields to both the front and rear, with the beautiful medieval All Saints Church standing quietly alongside, this exceptional period barn conversion enjoys a wonderfully peaceful position where the changing seasons become part of everyday life. Morning coffee is accompanied by birdsong and views across grazing paddocks, while evenings are spent watching the sun disappear beyond the open countryside from the privacy of the enchanting cottage garden.

Sympathetically converted and thoughtfully extended over the years, Church Barn effortlessly combines the warmth and character of a centuries-old Norfolk barn with the generous proportions demanded by modern family life. Exposed beams, deep-set windows and solid timbers create an atmosphere that is both elegant and welcoming, while every principal room enjoys a wonderful connection with the surrounding landscape.

The reception hall provides an inviting introduction before opening into a magnificent dual-aspect sitting room, where a deep bay window frames the front gardens and French doors draw the eye towards the beautiful rear garden beyond. At its heart, a handsome fireplace with a dual-fuel stove offers the perfect place to gather after long countryside walks or winter days along the nearby coast.

The formal dining room provides an intimate setting for entertaining, while the farmhouse kitchen forms the natural heart of the home. Flowing seamlessly into the substantial garden room extension, this wonderfully light-filled space has become somewhere to relax throughout the day, overlooking the gardens with uninterrupted views towards the ancient church beyond - a setting that feels almost timeless.



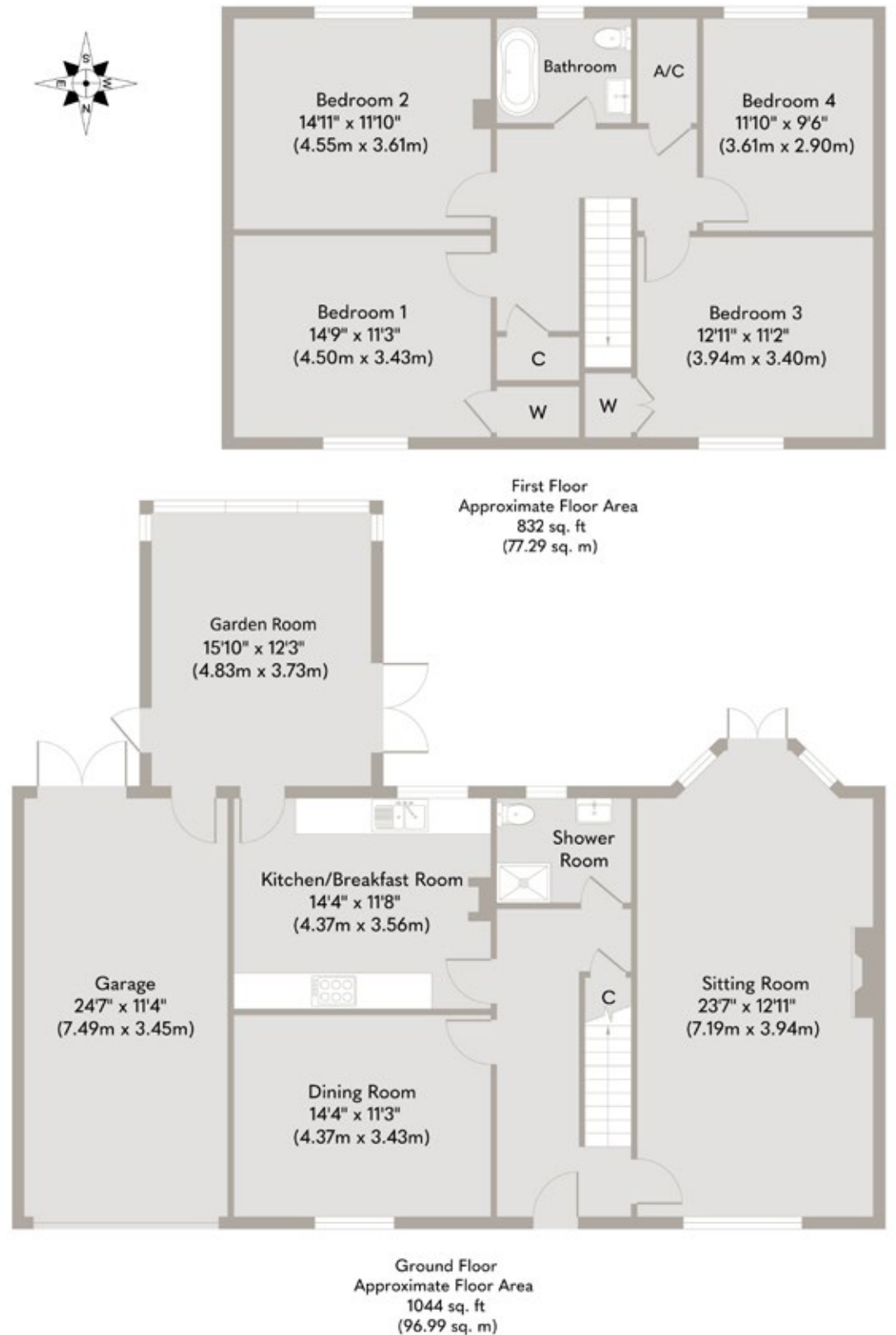


Upstairs, four beautifully proportioned double bedrooms continue the home's relationship with its surroundings. Every room enjoys a different outlook, whether across neighbouring paddocks, mature gardens or the historic church, creating a wonderful sense of peace throughout the first floor. The principal suite enjoys particularly attractive views over the gardens towards the open countryside, while the luxurious family bathroom, complete with a freestanding roll-top bath, offers the perfect place to unwind after a day spent exploring the Norfolk coast.

The beautifully established rear garden unfolds in true English cottage style, where winding borders overflow with colour throughout the seasons, lawns soften into wildflower meadows, and a productive orchard stretches towards the open farmland beyond. It is a garden designed not only to be admired, but to be lived in - hosting summer lunches beneath blue skies, children exploring hidden corners, and quiet evenings listening to birdsong.

To the front, a gravelled driveway provides ample parking alongside a substantial tandem garage, offering excellent storage, workshop potential or secure parking.

Church Barn offers a lifestyle that has become increasingly difficult to find. Peaceful without feeling isolated, surrounded by countryside yet within easy reach of the North Norfolk coastline, it is a home where heritage, nature and village life exist in perfect harmony. Whether as a permanent residence or a treasured country retreat, it is a place to slow down, breathe deeply, and enjoy one of Norfolk's most idyllic settings.



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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Sharrington

SURROUNDED BY BEAUTIFUL NORTH NORFOLK COUNTRYSIDE

Sharrington is a quintessential North Norfolk village, quietly tucked away amongst rolling countryside yet perfectly placed for enjoying both the coast and the area's charming market towns. Surrounded by open farmland and lanes, it offers a wonderfully unspoilt setting where village life moves at a gentler pace, with a close-knit community and an abundance of natural beauty on the doorstep.

Although rural, Sharrington is ideally positioned just a short drive from Holt, Blakeney and Cley-next-the-Sea, giving residents easy access to independent shops, excellent eateries and the stunning North Norfolk coastline. The nearby villages of Brinton and Langham add to the area's appeal, while countless footpaths and quiet country lanes invite leisurely walks, cycling and wildlife watching throughout the seasons.

Life here is centred around the countryside. Whether it's exploring nearby nature reserves, spending afternoons on the coast, or enjoying long lunches at one of the area's acclaimed country pubs, Sharrington offers an enviable balance of tranquillity and convenience. From birdwatching at Cley Marshes to sailing from Blakeney Harbour or simply soaking up the expansive Norfolk skies, there is always something to enjoy.

The village itself is characterised by its attractive collection of traditional brick and flint homes, period cottages and converted barns, many enjoying generous gardens and glorious rural views. Larger country houses sit comfortably alongside sympathetically designed modern homes, creating a village that has retained its historic character while offering a range of homes to suit different lifestyles.



Note from the Sowerbys



“A home where heritage, nature and village life exist in perfect harmony.”



SERVICES CONNECTED

Mains water and electricity. Oil fired central heating. Drainage via septic tank.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

E. Ref:- 9858-3062-2205-3716-5204

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: ///alongside.kite.bypassed

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SOWERBYS

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