



## Long Barn Aylsham Road, North Walsham

In Excess of £650,000



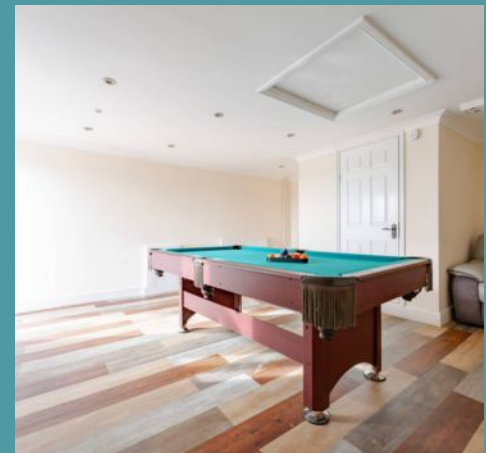
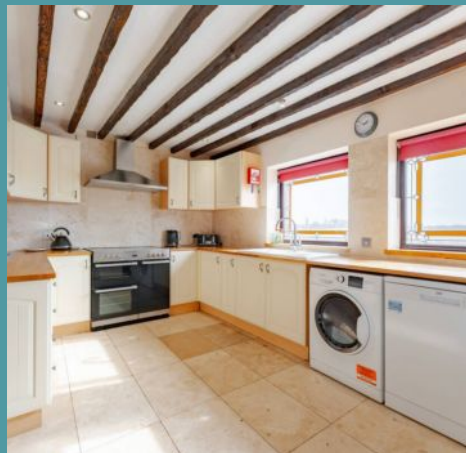
# Long Barn Aylsham Road

## North Walsham

Found within the beautiful Norfolk countryside, this stunning Grade II listed barn conversion promises a serene and secluded setting whilst remaining in close proximity to the town centre of North Walsham. It presents an opportunity to own a piece of history, preserved within its exposed wooden beams, grand brick-built fireplace and thatched roof. Showcasing spacious and flexible accommodation, including a kitchen/breakfast room, a sitting room, a potential for up to six bedrooms, a private en-suite and a family bathroom. Set on an expansive plot, you'll discover well-kept gardens, a large driveway, a triple cartlodge and a versatile studio, with the potential to convert into a annex (stpp). Embrace the essence of rural living in this exceptional barn conversion.

### Location

North Walsham is a historic market town located in Norfolk. It sits about 12 miles inland from the North Sea coast and is well connected by road and rail to Norwich, which is around 14 miles to the south. The town is known for its rich history, dating back to the 11th century, and has a vibrant community with local shops, pubs, and services. North Walsham is also surrounded by picturesque countryside, making it a peaceful place to live, while still being within easy reach of coastal areas like Cromer. The town is home to a number of historical landmarks, including the striking St. Nicholas' Church, which is a notable feature of the town's skyline.





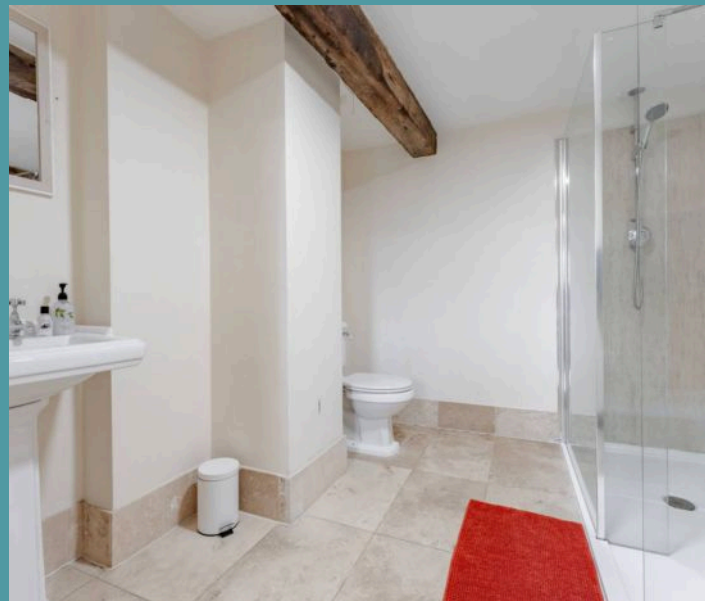
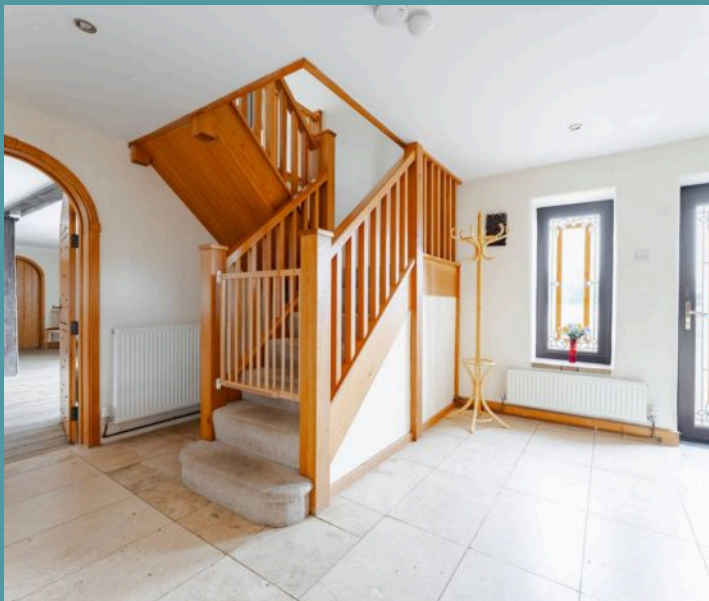


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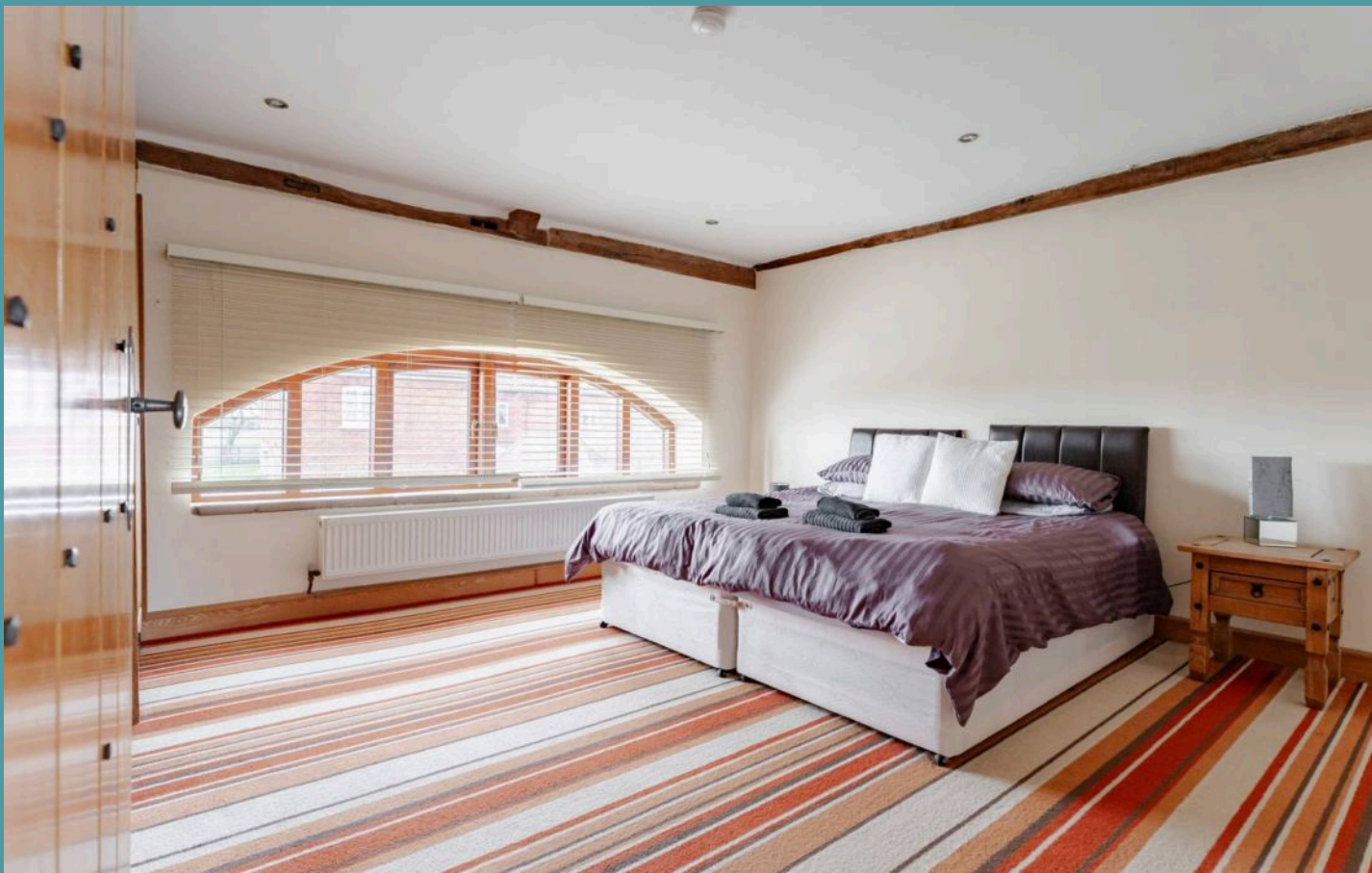
North Walsham

As you approach Aylsham Road, you are immediately drawn to the beautiful setting, with sweeping countryside views stretching as far as the eye can see. A private road leads you down to Long Barns entrance, with a manicured front garden on the left and gated access into the large shingle driveway. Sheltered parking can be found within the triple cartlodge, whilst the double garage has been converted into a versatile studio, with the potential to be converted into a self-contained annex (stpp).

Upon entering, the sheer grandeur of this barn conversion is truly captivating, blending the barns original character features with modern comforts. Spacious and flexible accommodation offered throughout, ideal for a busy family lifestyle. The kitchen/breakfast room is equipped with a range of wall and base units, a built-in oven and under-counter areas for your own appliances, to elevate your cooking experience. Complete with a functional utility room for additional storage and laundry essentials.







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At the heart of the home lies a sitting room, enriched by a grand brick-built fireplace with an open fire, creating a warm and welcoming ambience. French doors open out to the grounds, flooding the room with natural light and providing easy access to the large patio area, perfect for alfresco dining and outdoor entertaining. With access into a family room and drawing room, offering the flexibility to be utilised as a home office, snug, playroom, or additional bedrooms.

Ascend to the first floor, where you will encounter four sizeable bedrooms, each thoughtfully designed to offer the utmost comfort and privacy. The principal suite flaunts a walk-in wardrobe, leading into a private en-suite, adding a luxury yet convenient touch to your everyday routine. The remaining bedrooms share a family bathroom, comprising of a four piece suite.

Set on an expansive plot of well-kept grounds, the gardens offer endless possibilities for outdoor activities and enjoyment. A brick-weave patio area spans across the width of the rear, creating the perfect spot for your outdoor seating arrangements, for summer bbqs or simply relaxing in the sunshine. The maintained lawn features a timber storage shed and a sheltered spot for your hot-tub. Overall, it is fully enclosed so you can enjoy in seclusion.



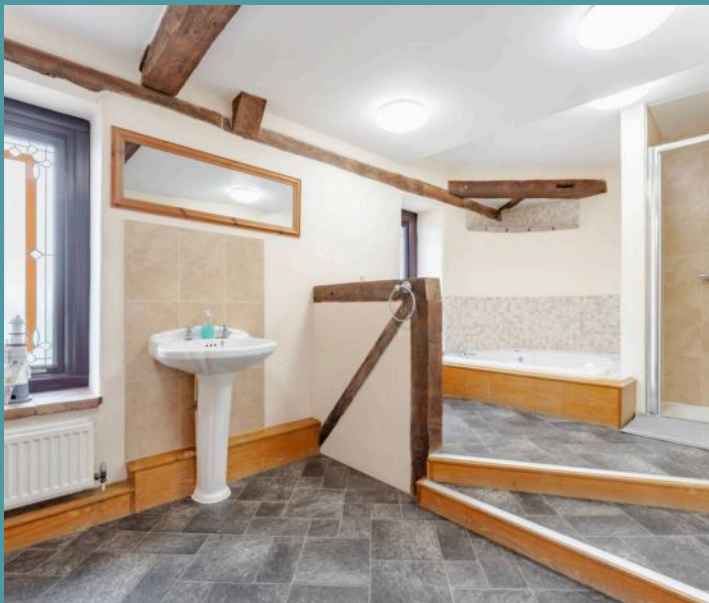




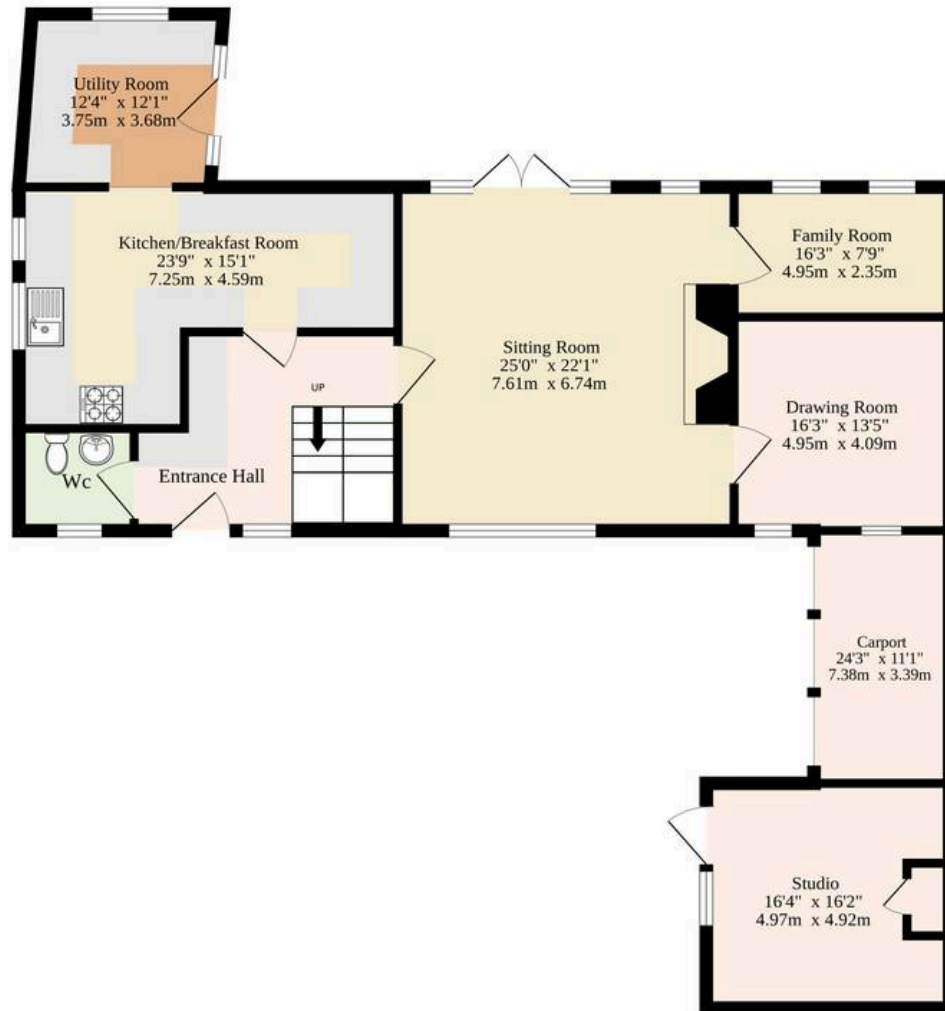
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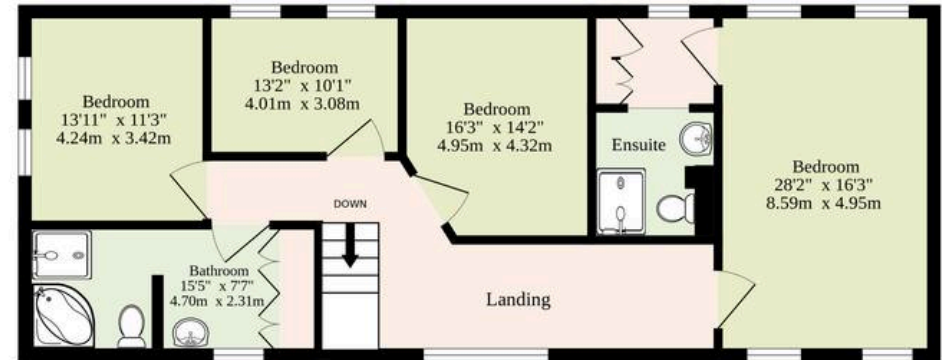
- Exquisite grade II listed barn conversion in the beautiful market town of North Walsham
- Set amongst the rural Norfolk countryside promising a serene setting, whilst being in close proximity to a range of amenities within North Walsham town centre
- Retains the barns original character features including a thatched roof, exposed wooden beams, an open fireplace, arched walkways and stained glass windows
- Spacious and flexible accommodation to adapt to a family lifestyle, with a versatile studio that has the potential to be a self-contained annex (stpp)
- Kitchen/breakfast room equipped with quality fixtures and fittings, complemented by a functional utility room for additional storage and laundry essentials
- The heart of the home lies in the sitting room, accentuated by a grand brick-built fireplace with an open fire and French doors then open out to the garden
- A ground floor family room and drawing room with the option to be a home office, snug, playroom or additional bedrooms, depending on your own requirements
- Four first floor bedrooms, one is a principal suite with a walk-in wardrobe and a private en-suite, whilst the remaining bedrooms share a family bathroom
- Sitting on an expansive plot of well-kept grounds, complete with a large patio area, a sheltered hot-tub area and a timber storage shed
- Gated access to a shingle driveway providing ample off-road parking and a triple cartlodge for sheltered parking



**Ground Floor**  
2279 sq.ft. (211.7 sq.m.) approx.



**1st Floor**  
1614 sq.ft. (149.9 sq.m.) approx.



Total Sqft Includes The Carport And Studio

**TOTAL FLOOR AREA : 3892 sq.ft. (361.6 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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