



The Granary Oak Barn Aylsham Road, Felmingham

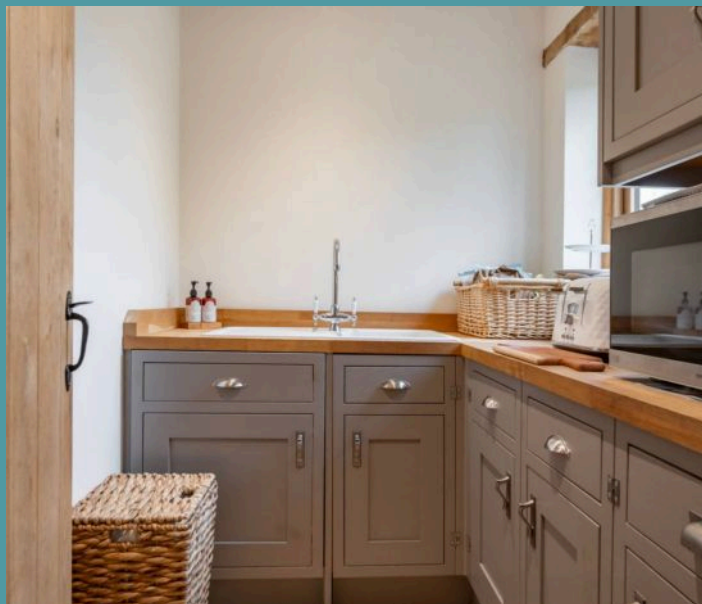
In Excess of £600,000

The Granary Oak Barn Aylsham Road

Felmingham, North Walsham

Secure this stunning barn conversion, once a traditional granary, that seamlessly blends rustic charm with modern luxury. At its heart lies a spacious kitchen and dining area, featuring a central island with pendant lighting above, a breakfast bar unit, and a charming brick-built cooker surround, making it the perfect space for both family living and entertaining. The first-floor sitting room, with its vaulted ceiling and an Ethanol stove, invites relaxation and entertaining, while the master suite flaunts a luxury en-suite bathroom and walk-in wardrobe, along with two other bedrooms and a family shower room. The landscaped grounds, complete with an Indian sandstone patio and a shingle driveway leading to a double garage, offer ample outdoor space to host summer occasions or simply relax. Its combination of heritage and modernity, promises a lifestyle of comfort and ease within the North Norfolk countryside.





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Felmingham

Aylsham Road in Felmingham is positioned in a picturesque North Norfolk village known for its peaceful rural character and welcoming community spirit. The village itself offers a range of essential amenities including a village hall that serves as the hub for local events, community groups, and private functions. Felmingham is home to the historic St. Andrew's Church and is surrounded by open countryside, ideal for walkers and cyclists, with easy access to the popular Weavers' Way footpath. For everyday necessities, larger nearby towns such as North Walsham and Aylsham provide supermarkets, high street shops, cafés, and healthcare facilities. In terms of transport, Felmingham enjoys excellent road links via the B1145, providing straightforward access to the A140 and A149 for travel to Norwich, the Norfolk Broads, and the coast. Public transport options include local bus services, and North Walsham railway station just a short drive away offers regular trains to Norwich and onward national connections. This combination of rural charm and practical convenience makes Aylsham Road a desirable location for families, retirees, and commuters.



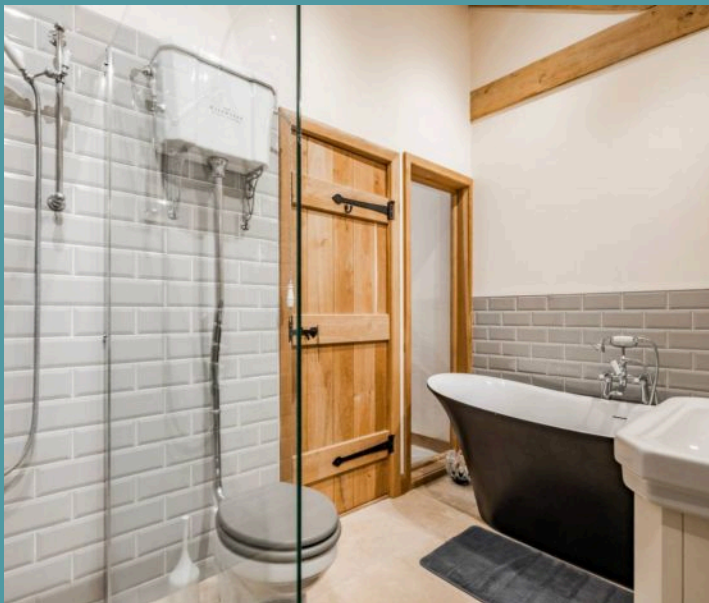
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The barn's name is truly distinctive — The Granary Oak Barn — a beautifully uncommon title that evokes rustic charm and timeless elegance. It stands out not only for its rarity but also for the sense of history and warmth it conveys, making it memorable and uniquely appealing.

At the core of this beautifully converted granary lies a spacious and character-rich kitchen and dining room, thoughtfully designed to blend traditional charm with everyday functionality. Flowing seamlessly from the kitchen into the dining area, this space forms the true heart of the home—ideal for family gatherings and effortless entertaining.

The kitchen features classic shaker-style cabinetry, elegantly finished to complement the original character of the building. A central island with a breakfast bar unit sits proudly in the middle, with a traditional Butler sink, offering not just practical workspace but also a sociable spot for morning coffee or evening conversation. Overhead, a trio of pendant lights adds warmth and a touch of contemporary flair. A standout feature is the cooker set within a rustic brick surround, topped by a solid oak beam, serving as a striking focal point and a nod to the granary's heritage. The room is further enriched by exposed brickwork and timber beams, creating a sense of timeless rural elegance. Three sets of double doors and a door at the rear open to the outside, blurring the boundary between indoors and the gardens, inviting a connection to the surrounding landscape. Adjacent to the kitchen is a highly functional utility room, offering essential storage and workspace, all discreetly tucked away to keep the main living areas calm and clutter free.





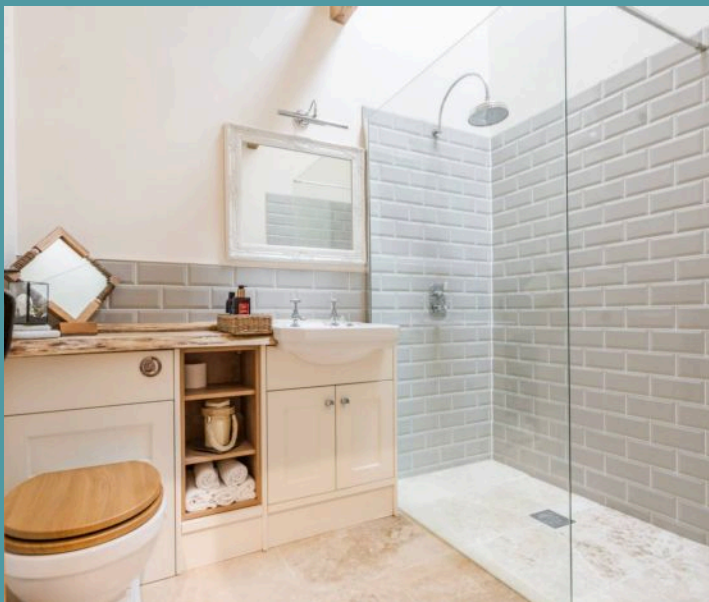
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Accessed via a beautifully crafted oak staircase, the first-floor sitting room offers a warm, elevated position that perfectly showcases the barn's original architecture. This generous living space is full of character, featuring a dramatic vaulted ceiling adorned with exposed timber beams, highlighting the building's heritage and creating an impressive sense of volume and light. A striking brick-built fireplace, home to an Ethanol stove—a perfect focal point that adds both charm and practicality, making this an inviting space throughout the seasons. Whether used as a formal lounge or a more relaxed family room, it's a setting designed for comfort, with views over the surroundings.

The barn conversion offers three double bedrooms, each thoughtfully designed to provide comfort and character in equal measure. Original features such as exposed beams and unique architectural lines add a sense of individuality to each room, while soft, neutral tones create a calming, restful atmosphere.

The master bedroom is a true retreat, flaunting a spacious layout and the luxury of a private en-suite bathroom. This en-suite features a high-specification four-piece suite, including a freestanding bath, a separate walk-in shower, a sleek vanity hand wash unit, and a WC, all finished with quality fittings and a tasteful design. A walk-in wardrobe completes the space, for your personal belongings. The remaining bedrooms are ideal for guests, children, or home office use, each offering their own charm and flexibility. They are served by a family shower room, fitted with a modern three-piece suite and finished to the same high





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Outside, a beautifully laid Indian sandstone patio area offers the perfect spot for outdoor dining or simply enjoying the sunshine. This area seamlessly transitions into the well-maintained landscaped grounds, where you can place a summerhouse or a greenhouse, depending on your own preferences. A shingle driveway provides ample off-road parking for multiple vehicles, along with a double garage for storage or secure parking options.

Agents note

Freehold.

Converted in 2021.

Treatment plant installed in 2021, shared with two neighbouring properties.

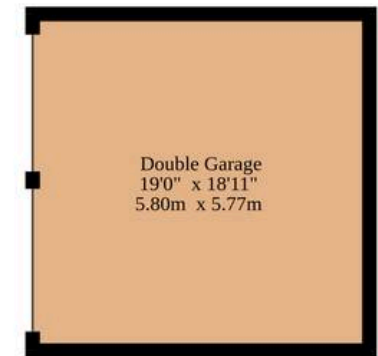
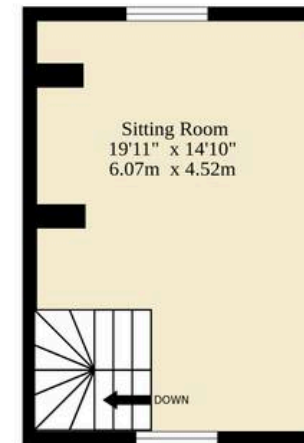
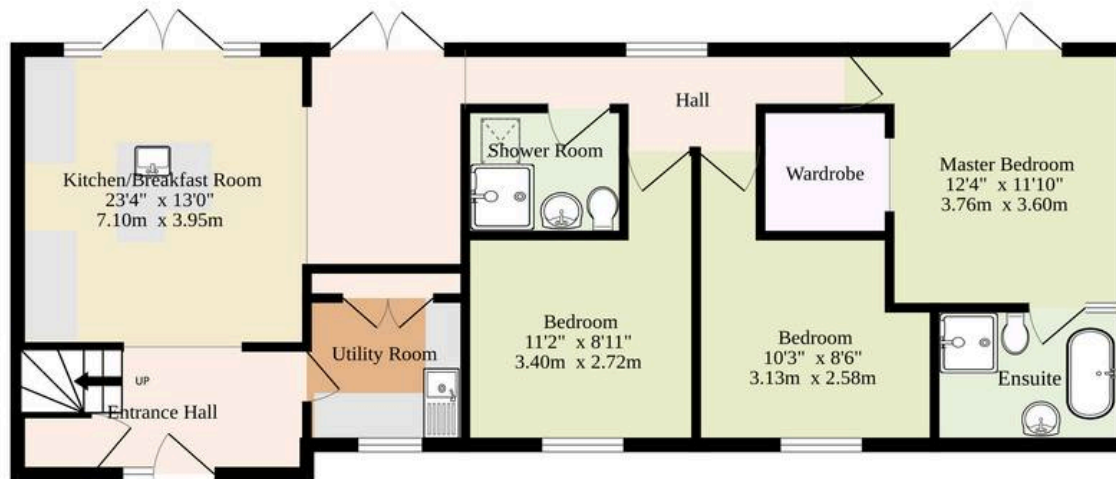
This property owns the shared access on the driveway.



Ground Floor
1003 sq.ft. (93.2 sq.m.) approx.

1st Floor
287 sq.ft. (26.7 sq.m.) approx.

Double Garage
361 sq.ft. (33.5 sq.m.) approx.



Sqft Includes The Double Garage

TOTAL FLOOR AREA : 1651 sq.ft. (153.4 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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