



3 Horse Barns Wayford Road, Stalham

Norwich



Minors & Brady

3 Horse Barns Wayford Road

Stalham, Norwich

It is often said that true community is found where history meets home, and Horse Barns in Stalham is a perfect example of that harmony. This beautifully presented barn conversion sits within a small, thoughtfully maintained development, creating a sense of connection while preserving privacy. The property itself blends rustic character with modern comforts, offering spacious interiors that flow naturally and feel both welcoming and distinctive. Three bedrooms, including a master with en suite, provide well-proportioned living space for families or those seeking extra room. The open-plan ground floor, with its striking kitchen and living area, is designed for both everyday living and entertaining. Outdoors, a private courtyard and surrounding greenery create a tranquil retreat, perfectly complementing the home's countryside backdrop. Just moments from Stalham's bustling High Street, local shops, and the Norfolk Broads, convenience and rural charm go hand in hand. At Horse Barns, lifestyle and location come together, offering not just a home, but a place to belong.

- Stylishly converted barn within a small, well-kept development
- Peaceful countryside setting with open rural views
- Spacious open-plan living and kitchen area, ideal for entertaining
- Three bedrooms, including a master with en suite shower room
- Character features blended with modern finishes throughout
- Private courtyard garden offering a secluded outdoor setting
- Additional utility room and ground floor cloakroom for convenience
- Parking available for several vehicles
- Just a short distance to Stalham High Street with shops, cafés, and services
- Close to the Norfolk Broads (2 miles) and Sea Palling beach (5 miles)



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The Location

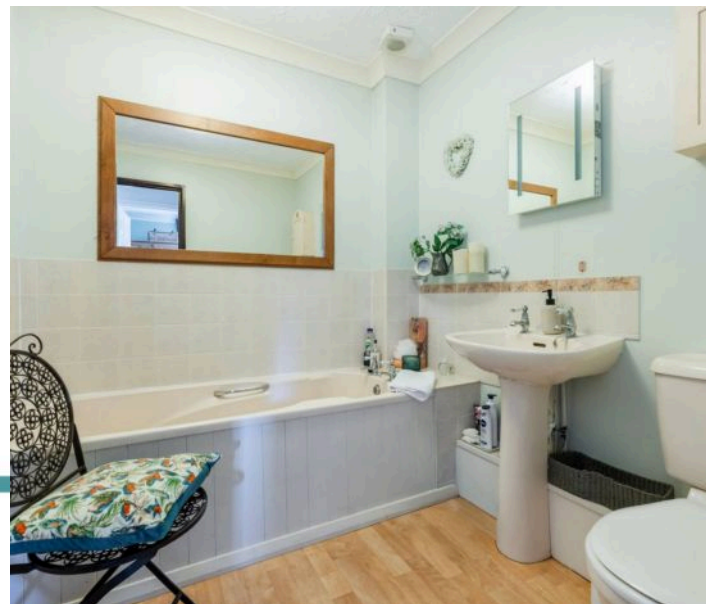
Set in Stalham, Horse Barns offers the perfect blend of countryside charm and modern convenience. Nestled in a peaceful setting yet just a short distance from the bustling High Street, residents can enjoy the warmth of village life with everything close at hand.

Local shops such as Tesco Superstore (0.5 miles away) and Stalham Butchers, renowned for its quality meats and fresh produce, provide everyday essentials with ease.

For dining and socialising, The Swan Inn is less than a mile away, offering a welcoming spot for traditional pub fare and community spirit. Stalham itself is a thriving market town, often considered the gateway to the Norfolk Broads, with a mix of independent retailers, cafés, and services that give it a strong sense of identity and convenience.

Nature enthusiasts will love the easy 2-mile drive to the scenic Norfolk Broads, where boating, walking, and birdwatching opportunities abound. For those seeking the coast, the unspoiled sandy beaches of Sea Palling are only 5 miles away, perfect for summer days out.

Well-connected by nearby roads, Stalham provides straightforward access to Norwich in under 30 minutes, ensuring that residents enjoy both the tranquillity of village living and the practicality of city connections. Horse Barns combines rural character with everyday convenience, making it an ideal location for a balanced lifestyle.



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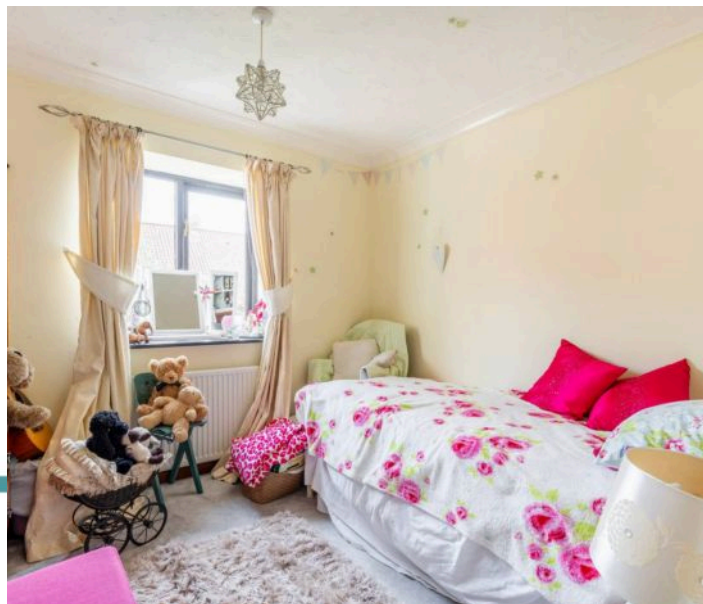
Horse Barns, Stalham

A beautifully presented barn conversion offering a stylish blend of character and modern living. This three-bedroom home is set within a small, well-kept development and enjoys open rural views while being within easy reach of nearby facilities.

Finished to a high standard, the property provides spacious accommodation that flows naturally throughout, with a characterful interior that enhances the unique charm of the building.

The ground floor features a welcoming entrance hall, cloakroom, and an impressive open-plan living space that connects seamlessly to the kitchen area, creating an ideal environment for both everyday living and entertaining. The thoughtful design combines modern convenience with rustic character, while a practical utility room adds further functionality.

Upstairs, the first floor offers three bedrooms, with the master benefitting from an en suite shower room. The additional bedrooms are well-proportioned, and the family bathroom completes the accommodation on this level. Each room reflects the careful attention to detail that makes this home feel both welcoming and distinctive.



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Externally, this property enjoys a stunning private courtyard area surrounded by greenery, offering an oasis-like feel that is both peaceful and secluded. The gardens are well looked after and provide the perfect setting for relaxing outdoors or enjoying the countryside backdrop. With parking for several vehicles and access to shared surroundings, this home is part of a small community that values both privacy and neighbourly connection.

This converted barn is more than just a home; it offers a lifestyle. Set amongst horse barns and surrounded by open landscapes, it combines rural charm with modern quality—an opportunity to enjoy countryside living in a characterful, well-maintained setting.

Agents Note

Sold Freehold

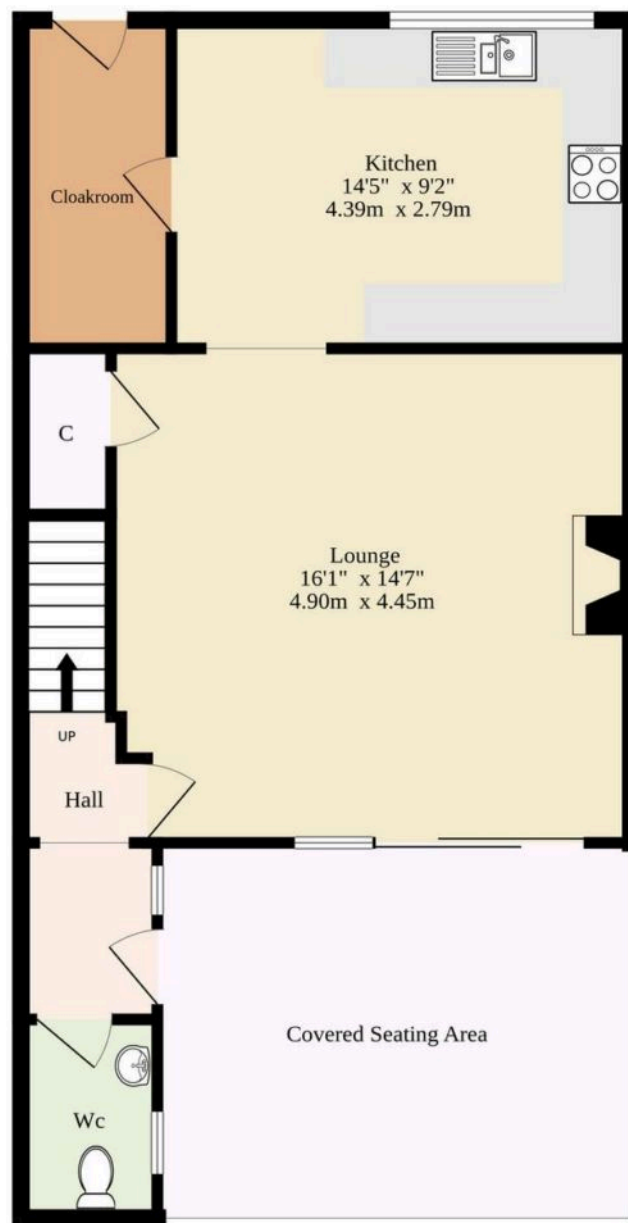
Connected to mains electricity, water and septic tank

Monthly cost of £35 for upkeep of pond/surrounding areas.

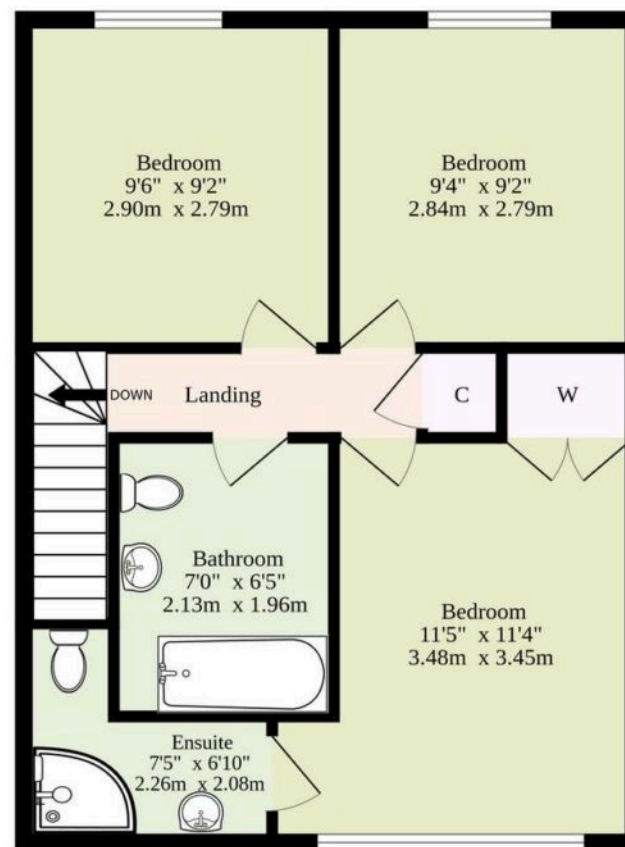


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Ground Floor
494 sq.ft. (45.9 sq.m.) approx.



1st Floor
497 sq.ft. (46.2 sq.m.) approx.



TOTAL FLOOR AREA : 991 sq.ft. (92.1 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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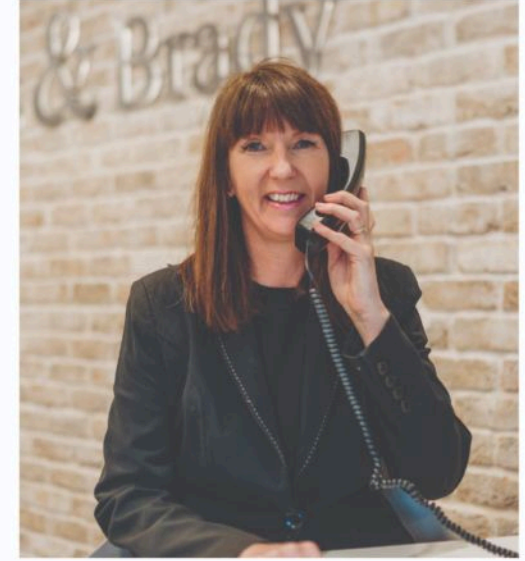
Dreaming of this home? Let's make it a reality



Meet *Abi*
Branch Partner



Meet *Karol*
Property Valuer



Meet *Claire*
Aftersales Team Leader

Minors & Brady
Your home, our market



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