



5 Barn Lane, Runham

Great Yarmouth



Minors & Brady

5 Barn Lane

Runham, Great Yarmouth

A picture-perfect country cottage bursting with charm and character. Set in the sought-after village of Runham, this delightful period home blends original features with tasteful modern touches. Inside, exposed beams and a traditional fireplace create a cosy atmosphere, while a newly fitted kitchen in a lovely country aesthetic complements the cottage's heritage beautifully. Two bedrooms are arranged off the landing, offering comfortable and well-balanced accommodation. Outside, off-road parking and a versatile brick outbuilding add practicality to the setting. Surrounded by open countryside and wildlife, this is an idyllic retreat for those seeking peaceful rural living.

- Charming period cottage bursting with character
- Idyllic countryside setting in the sought-after village of Runham
- Exposed beams and original fireplace adding timeless appeal
- Newly fitted kitchen with a beautiful country-style aesthetic
- Two bedrooms arranged off the first-floor landing
- Off-road parking via driveway
- Versatile brick-built outbuilding suitable for garage or workshop use
- Enclosed, manageable outdoor space
- Peaceful rural surroundings with wildlife on the doorstep
- Well-balanced blend of period charm and modern updates



M&B



M&B

5 Barn Lane

Runham, Great Yarmouth

The Location

The village of Runham is situated approximately five miles north-west of the coastal town of Great Yarmouth and lies close to the neighbouring villages of Thrigby, Filby and Stokesby. Set within a quiet semi-rural environment, the village enjoys a peaceful atmosphere while remaining within comfortable reach of everyday amenities and larger town centres.

Runham is particularly well placed for access to the Norfolk Broads, with its network of rivers, waterways and nature reserves offering excellent opportunities for boating, walking, cycling and wildlife watching. The Norfolk coastline is also only a short drive away, providing easy access to sandy beaches, coastal walks and seaside towns for days out.

For day-to-day needs, a nearby post office can be found in Filby, while the riverside village of Stokesby offers a well-regarded café and public house, popular with both locals and visitors alike. These nearby villages add to the strong sense of community within the area while retaining the charm of traditional rural living.

Surrounded by open countryside, Runham is an ideal location for those seeking a quieter lifestyle with a close connection to nature. The area is rich in birdlife and wildlife, with open fields, hedgerows and waterways creating a natural backdrop that can be enjoyed year-round.

Agents Note

This property will be sold freehold.

Connected to oil-fired heating, private drainage, mains water and electricity.



Barn Lane Runham

This charming period cottage is beautifully positioned in the sought-after village of Runham, surrounded by open countryside and offering an idyllic rural lifestyle. Bursting with character, the property retains a wealth of original features, including exposed beams and a traditional fireplace, which sit effortlessly alongside tasteful modern updates.

The accommodation begins with a delightful lounge that forms the heart of the cottage. This inviting space features an exposed brick open fireplace, original beams and wood flooring, creating a cosy atmosphere ideal for relaxing or entertaining.

Stairs rise from the lounge to the first floor, while a door leads through to the kitchen.

The kitchen has been recently replaced and is finished in a lovely country-inspired style that complements the age and character of the cottage beautifully. Fitted with wall and base units and space for essential appliances, it offers a practical yet charming workspace with natural light from windows to the front and side.

From here, there is direct access to the ground-floor bathroom, which is fitted with a three-piece suite including a bath with shower over.

Upstairs, the first-floor landing provides access to two bedrooms, both offering comfortable accommodation while retaining the property's cottage charm.

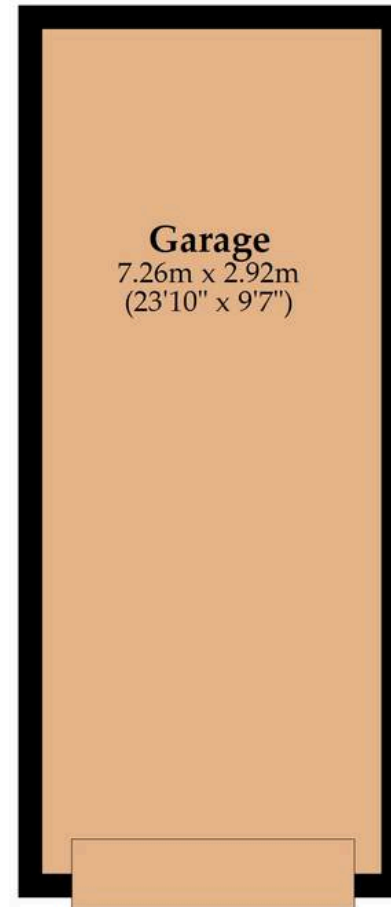
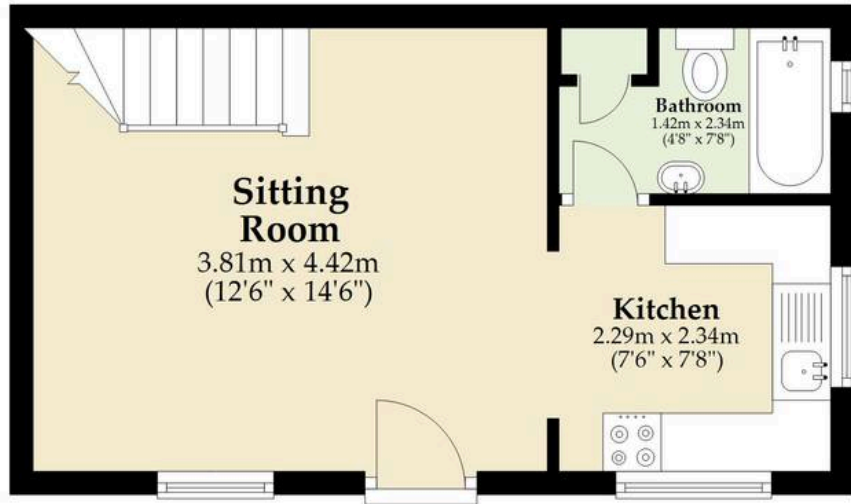
Outside, the property benefits from off-road parking via a driveway, providing space for multiple vehicles. A brick-built outbuilding within the plot offers excellent versatility and could be used as a garage, workshop or hobby room. The setting is a true highlight, with open countryside and wildlife quite literally on your doorstep, making this an ideal retreat for those seeking peace, character and a connection to nature.

A picture-perfect country cottage bursting with charm and character. Set in the sought-after village of Runham, this delightful period home blends original features with tasteful modern touches. Inside, exposed beams and a traditional fireplace create a cosy atmosphere, while a newly fitted kitchen in a lovely country aesthetic complements the



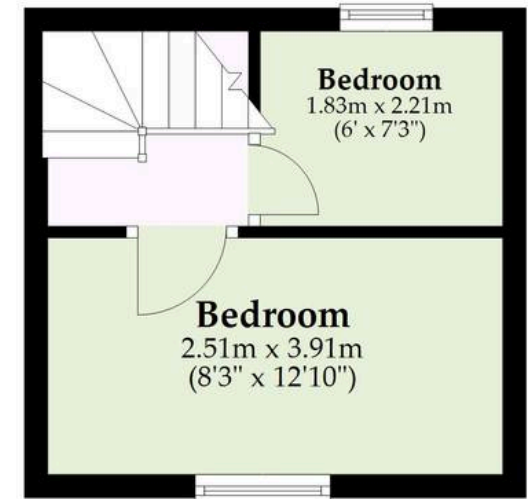
Ground Floor

Approx. 47.3 sq. metres (509.5 sq. feet)



First Floor

Approx. 17.3 sq. metres (186.5 sq. feet)



Total area: approx. 64.7 sq. metres (696.0 sq. feet)

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.

Plan produced using PlanUp.

Dreaming of this home? Let's make it a *reality*.



Meet *Sarah*
Senior Property Consultant



Meet *Dan*
Branch Partner



Meet *Lauren*
Property Consultant

Minors & Brady
Your home, our market

 caister@minorsandbrady.co.uk

 01493 806188

 48 High Street, Caister-on-Sea, Great Yarmouth, NR30 5EH

CAISTER-ON-SEA | DEREHAM | DISS | NORWICH | OULTON BROAD | WROXHAM



How can we support

- ✓ Residential Mortgages
- ✓ Protection & Insurance
- ✓ Buy-to-let (personal and limited company)



Matt Waters
Director and
Principal



Victoria Payne
Mortgage and
Protection Advisor

Offering you quick and professional mortgage advice every step of the way.

T: 01603 210378
E: enquiries@norfolk-mortgages.co.uk