



Long Acre Barn Grub Street, Happisburgh
Norwich



Minors & Brady

Long Acre Barn Grub Street

Happisburgh, Norwich

A beautifully re-built barn conversion offering space, style and sweeping countryside views. Fully converted and re-built in 2003, this detached home is set within a peaceful rural position in the coastal village of Happisburgh and is presented in true move-in ready condition. The heart of the property is a generous open-plan living space, complemented by a bright conservatory and thoughtfully designed interiors throughout. All three bedrooms are comfortable doubles, including a flexible first-floor suite with an en-suite cloakroom and elevated outlooks across open fields. Outside, the south-east facing rear garden is fully enclosed, enjoying sunlight, privacy and uninterrupted rural views. Blending character, modern comfort and a tranquil setting close to the coast, this is a home that must be viewed to be fully appreciated.

- Detached barn conversion, fully re-built and converted in 2003
- Beautifully presented and move-in ready throughout
- Three generous double bedrooms, offering flexible living arrangements
- Impressive open-plan living, dining and kitchen space full of character
- Bright conservatory providing additional reception space with garden views
- Oil-fired underfloor heating throughout for consistent modern comfort
- South-east facing, fully enclosed rear garden enjoying excellent privacy
- Attractive open field views creating a truly rural setting
- Located within the coastal village of Happisburgh, close to the North Norfolk coastline
- Ideal as a permanent residence or tranquil coastal retreat with countryside surroundings





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The Location

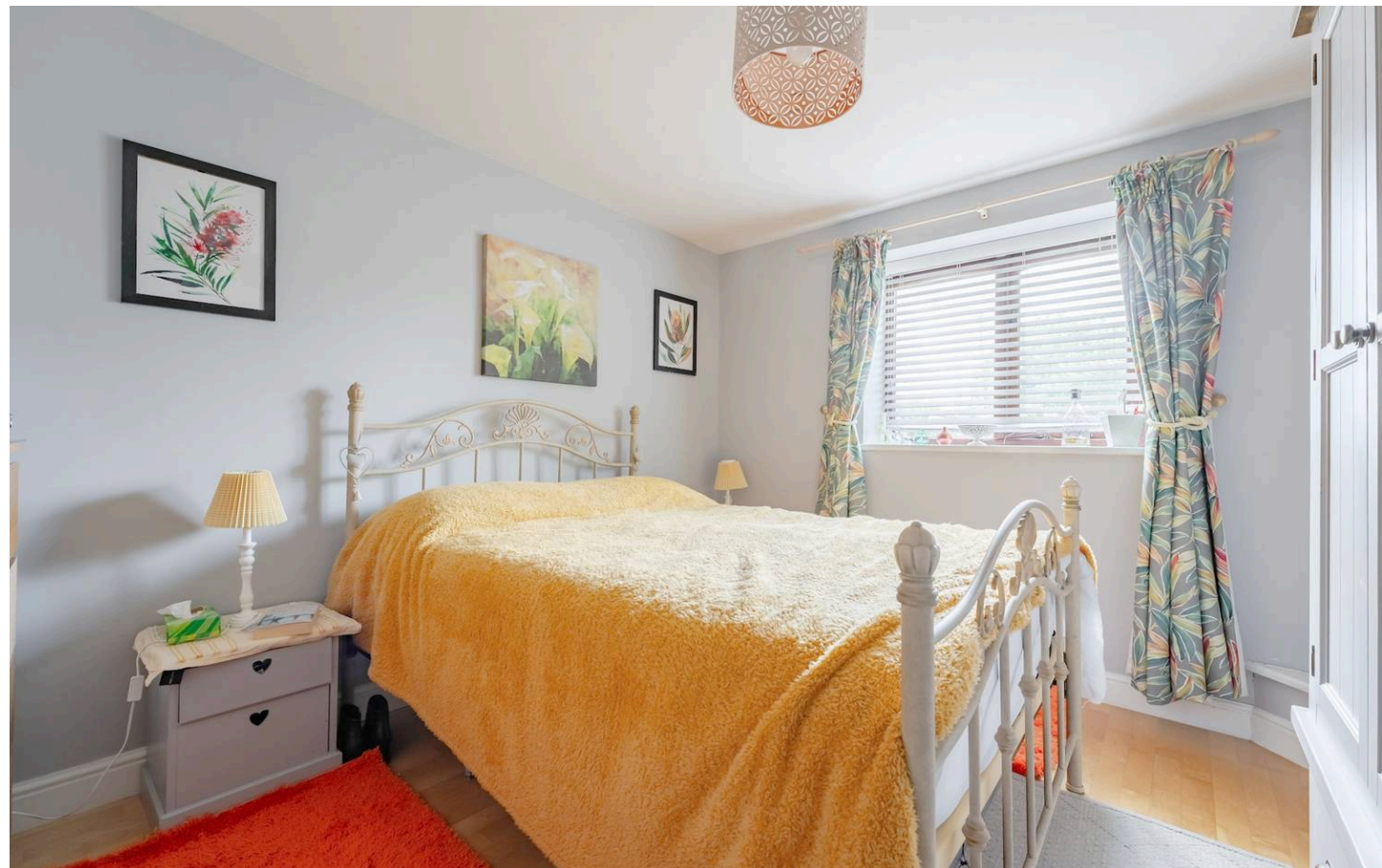
Happisburgh is a distinctive coastal village shaped by its history, landscape and strong sense of community. Set along the North Norfolk coastline, it is best known for its iconic red-and-white striped lighthouse, which stands as a well-loved local landmark and a reminder of the village's long maritime heritage.

The surrounding coastline is dramatic and ever-changing, with sandy beaches, exposed cliffs and wide sea views that make the natural environment a constant presence in daily life.

The beach and clifftop paths offer opportunities for walking, wildlife watching and quiet reflection, with rock pools, migrating birds and open skies adding to the village's appeal throughout the year. It is an area valued for its raw beauty rather than traditional seaside attractions, giving Happisburgh a character that feels unspoilt and deeply connected to nature.

Within the village itself, there is a small but valuable range of local amenities, including a village pub and a shop for everyday essentials, supporting a lifestyle that remains rooted in the local community. A historic church and village hall also play a role in bringing residents together, reinforcing the close-knit feel that Happisburgh is known for.

For broader needs, neighbouring villages and nearby market towns provide a wider selection of shops, services and schooling, all reachable by car. This allows residents to enjoy a peaceful, coastal setting without feeling isolated.



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Grub Street, Happisburgh

Occupying a peaceful inland position within the desirable coastal village of Happisburgh, this detached barn conversion, fully re-built and converted in 2003, offers a beautifully balanced blend of character, space and modern comfort. Set against open countryside with attractive field views, the property enjoys a tranquil setting while remaining close to the North Norfolk coast, making it equally appealing as a permanent residence or a coastal retreat.

The interior has been thoughtfully designed to suit contemporary living while retaining a strong sense of character. At the heart of the home lies a generous open-plan living, dining and kitchen space, which feels both welcoming and practical. Exposed textures and feature details sit comfortably alongside modern finishes, while a wood-burning stove provides a cosy focal point. French doors open directly onto the garden, drawing in natural light and making the most of the rural outlook.

A standout feature is the spacious conservatory, which enjoys garden views and adds a flexible additional living area. With its glazed roof and characterful detailing, it offers an ideal space for relaxing, dining or simply enjoying the changing seasons in comfort.

The ground floor accommodates two well-proportioned double bedrooms, both quietly positioned and served by a modern family bathroom. A separate utility and shower room adds everyday practicality and is particularly useful for guests or country living, whilst also housing essential services discreetly.



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Upstairs, the property opens into an impressive galleried landing, currently arranged as an open sitting or lifestyle space, benefitting from elevated countryside views. From here, access leads to the third double bedroom, which enjoys its own en-suite cloakroom and additional storage, making it ideal as a principal suite or a private guest room. All three bedrooms are comfortable doubles, reinforcing the property's versatility. Throughout the home, oil-fired underfloor heating provides consistent comfort, complemented by sealed unit double glazing. The property is presented in move-in ready condition, requiring no work and allowing a purchaser to enjoy the home from day one.

Outside, the south-east facing rear garden is fully enclosed, offering a private and secure space that enjoys sunlight for much of the day. Predominantly laid to lawn with seating areas and established boundaries, the garden takes full advantage of the surrounding open field views. The overall setting enhances the sense of calm and space that defines this home.

Altogether, this is a distinctive and welcoming barn conversion that combines rural outlooks, coastal proximity and modern comfort—offering a lifestyle that feels both relaxed and special, in a village setting that continues to be highly regarded.

Agents Note

The property is being sold freehold and is connected to oil heating, mains water and electricity.

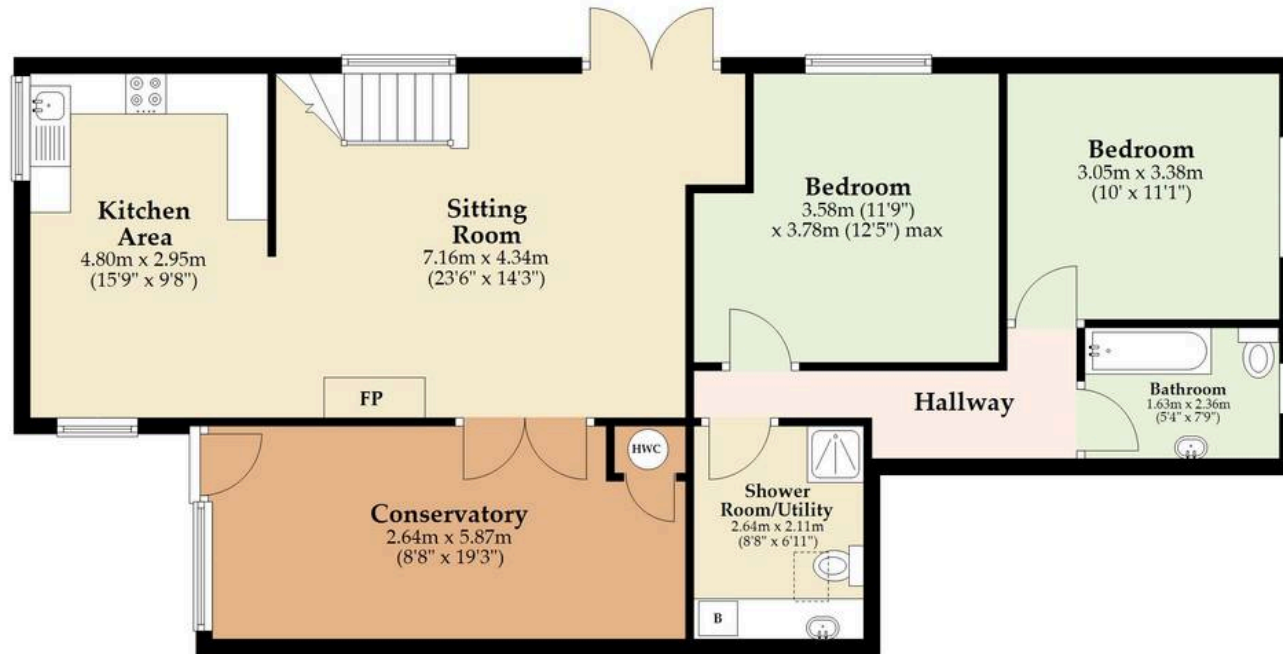
Drainage is via a shared Klargester system serving seven properties, with an annual maintenance cost of approximately £30–£50. The property further benefits from underfloor heating throughout.



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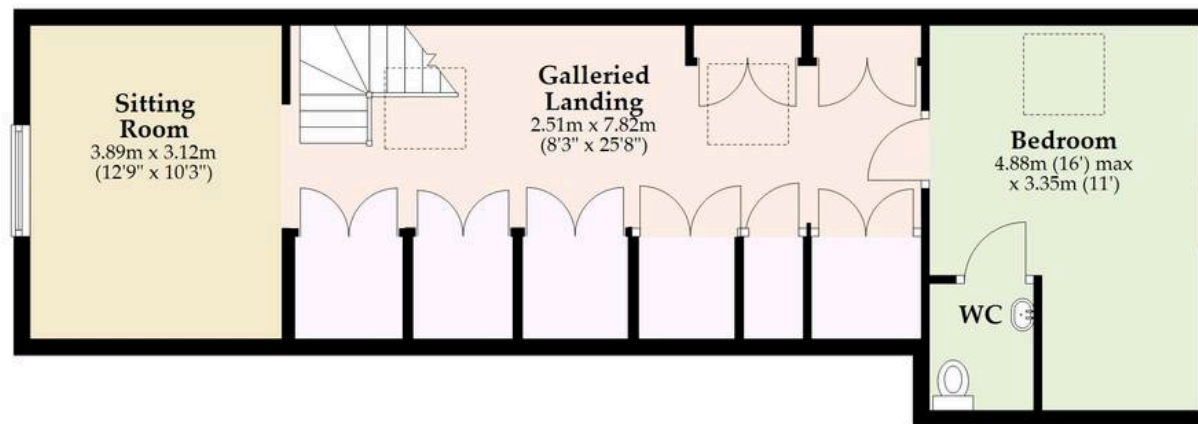
Ground Floor

Approx. 109.7 sq. metres (1181.1 sq. feet)



First Floor

Approx. 59.3 sq. metres (638.5 sq. feet)



Total area: approx. 169.0 sq. metres (1819.6 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.

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Minors & Brady
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