



The Stock Barn Church Street, Trimingham

Norwich



Minors & Brady

The Stock Barn Church Street

Trimingham, Norwich

A characterful coastal barn with lifestyle appeal and proven income potential. This striking brick and flint barn conversion in Trimingham blends timeless character with modern comfort, showcasing vaulted ceilings, exposed beams and textured walls throughout. Designed across a single storey, the home offers flexible accommodation including three bedrooms, a bathroom and en suite. The living space is both inviting and impressive, centred around a feature fireplace and enhanced by natural light. A contemporary coastal-inspired kitchen with light blue units adds a fresh, stylish contrast, while practical spaces such as a utility room support everyday living. Outside, a private walled garden and garage complete the setting, ideal for both relaxation and convenience. Currently a highly successful holiday let with strong returns, the property equally lends itself to use as a second home or full-time residence.

- Characterful brick and flint barn conversion in a coastal village setting
- Vaulted living space with rich exposed beams and feature fireplace
- Exposed brick, flint and pamment flooring throughout the interior
- Coastal-inspired kitchen with light blue units and brushed fixtures
- Flexible single-storey layout with three bedrooms and en suite
- Private walled garden offering seclusion and outdoor enjoyment
- Proven holiday let success with strong occupancy and income
- Replacement windows and doors within the last 7-8 years
- Detached garage and practical utility space
- A rare blend of lifestyle living and investment potential



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The Location

Trimingham is a peaceful rural village set just inland from the dramatic North Norfolk coast, offering a tranquil countryside setting with the added benefit of being only minutes away from the sea. Surrounded by open fields and gently rolling landscapes, this charming village is ideal for those seeking a quiet lifestyle in a picturesque environment.

Although not directly on the coast, Trimingham enjoys easy access to nearby beaches such as Mundesley and Overstrand, both just a short drive away. These coastal spots offer traditional seaside charm, with sandy shores, cliff walks, and local eateries, perfect for day trips and weekend outings.

The village itself has a warm and friendly community, with a mix of long-term residents and newcomers who appreciate the slower pace of life. With countryside views in every direction, Trimingham provides a wonderful sense of space and calm, making it ideal for families, retirees, and anyone looking to enjoy rural living without feeling isolated.

Outdoor lovers will find plenty to enjoy, from local walking and cycling routes to birdwatching and exploring the wider Norfolk countryside. The peaceful lanes and bridleways are perfect for morning strolls or afternoon rides.



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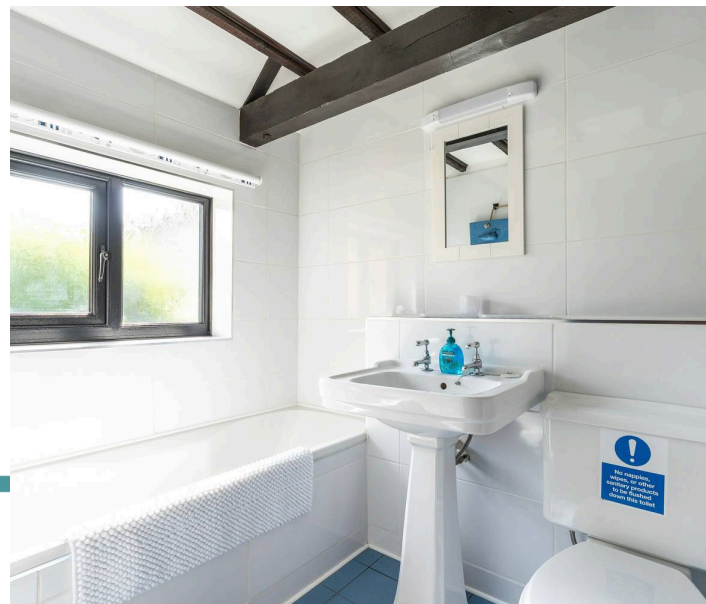
Trimingham, Norwich

The Stock Barn, Trimingham

This striking single-storey brick and flint barn conversion is set within the desirable coastal village of Trimingham, offering a home rich in character while providing versatility for modern living. From the outset, the property impresses with its timeless façade, where traditional materials and craftsmanship create a lasting first impression, continued seamlessly throughout the interior.

Internally, the barn showcases an abundance of original features, with exposed brick and flint walls, rich timber beams and pamment tiled flooring all working together to create a warm and authentic atmosphere. The living space is particularly notable, with vaulted ceilings enhancing the sense of volume and light, while a feature brick fireplace with an inset multi-fuel burner forms a central focal point, ideal for both cosy evenings and relaxed entertaining.

The accommodation is thoughtfully arranged and offers flexibility, comprising one double bedroom alongside two single bedrooms, a family bathroom and an additional en suite. The layout lends itself equally well to family living, holiday use or guest accommodation, depending on individual requirements.



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The kitchen and dining areas are both practical and visually appealing. The kitchen is fitted with light blue units inspired by coastal tones, complemented by a tiled backsplash and brushed fixtures, creating a clean and contemporary finish that still sits comfortably within the character of the barn.

A separate utility room adds further functionality and convenience.

Externally, the property continues to deliver, with a walled garden providing a sense of privacy and enclosure, along with space to enjoy outdoor dining and relaxation. A brick-built garage offers additional storage or parking, while the overall setting enhances the property's appeal as both a permanent residence and a lifestyle home.

In recent years, the property has also benefited from replacement windows and doors (approximately 7-8 years ago), alongside double glazing and oil-fired heating, ensuring comfort and efficiency are maintained.

Currently operating as a highly successful holiday let, the property achieves an occupancy rate of approximately 80% and generates a net annual income in the region of £40,000.

Based on the price, this reflects an impressive gross yield of approximately 10.7%, highlighting its strength as an investment opportunity. Despite this strong performance, it retains a genuine sense of home, offering clear potential to continue as a thriving income-generating asset, while equally lending itself to use as a private second home or full-time residence.

Agents Note

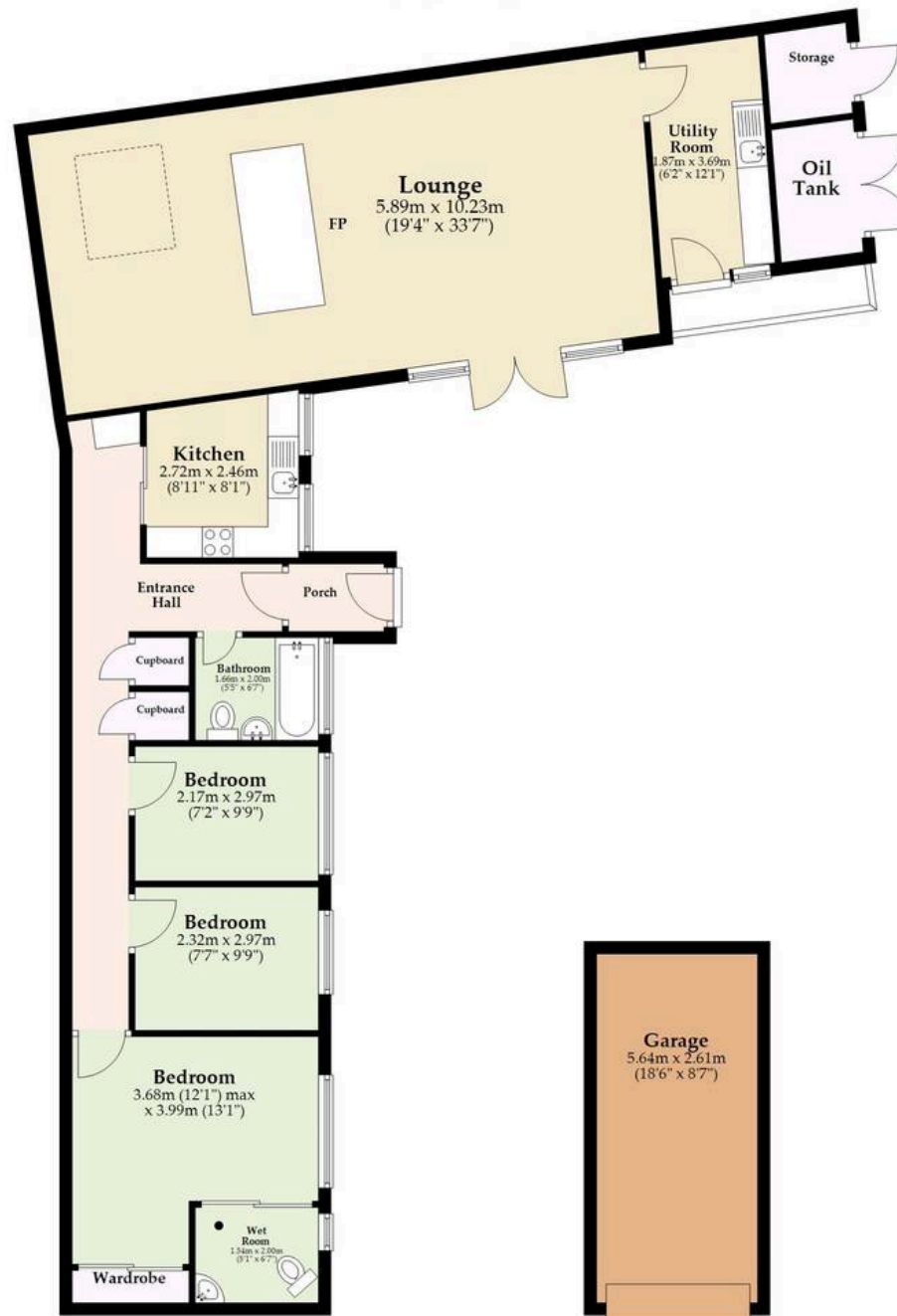
This property will be sold freehold and connected to oil-fired heating, mains water, electricity and drainage.



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Ground Floor

Approx. 130.8 sq. metres (1407.7 sq. feet)
(excluding unnamed rooms)



Total area: approx. 130.8 sq. metres (1407.7 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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