



**Church Barn, Sharrington**  
Guide Price £650,000



# Church Barn

Bale Road, Sharrington, Norfolk,  
NR24 2PF



*A superbly presented semi-detached barn conversion offering spacious accommodation of character and style with garage, parking and lovely gardens in quiet edge of village setting.*

## DESCRIPTION

Set in a stunning edge of village location with fields to the front and rear and adjoining All Saints Church, this outstanding semi-detached period barn conversion offers very generous, extended accommodation of character and style together with large, well stocked cottage gardens, garage and parking.

A deep reception hall gives access to the principal reception rooms including a very large dual aspect sitting room with bay window and double doors to the rear, dining room, farmhouse kitchen, garden room extension and ground floor shower room, with four double bedrooms, all with country views and family bathroom on the first floor.

The rear garden is an absolute delight, being partly walled and set out in an informal cottage style with lawned areas and flower and shrub beds which lead in turn to wild flower and orchard areas backing on to open fields. To the front, there is parking for two vehicles and a large tandem garage/workshop/store with rear access.

## GROUND FLOOR

Upon entering Church Barn there is a deep and welcoming reception hall with ample cloaks hanging space and a shower room/WC to the rear. The generous heavily beamed dual aspect sitting room has a deep bay window and double doors to the rear garden and a feature fireplace with dual fuel stove/burner. The formal dining room also has a beamed ceiling and front aspect and the farmhouse kitchen, to the rear, leads through into the substantial garden room providing access to and lovely views over the garden and neighbouring church.



*what3words: lllalongside.kite.bypassed*

*This what3words address refers to a 3 meter square location.  
Enter the 3 words into the free what3words app to find it.*

## FIRST FLOOR

The landing has a large storage cupboard and deep airing cupboard, off this there are four double bedrooms, all with rural views. Bedroom one, to the rear, has garden and country views, while bedroom two, with a built-in wardrobe has an aspect to the front and views over paddock land. Bedroom three also has a built-in wardrobe cupboard and front aspect while bedroom 4, to the rear, has garden and church views. The family bathroom has been re fitted with a luxury suite in white to include a free standing roll top bath.

## OUTSIDE

To the front of Church Barn there is gravel covered hardstanding for 2 vehicles. The attached tandem garage has double doors with a pedestrian door insert and rear access. The garage would comfortably accommodate 2 vehicles but is currently used for storage and also has rear access.

The large and mature rear garden backs open farmland and is presented as 'cottage style' being mainly laid to lawn with well stocked flower and shrub borders. Towards the bottom of the garden there are wild flower areas and an area of productive orchard.

## SERVICES AND EPC RATING

Mains water, private septic tank drainage, mains electricity. Oil-fired boiler providing central heating to radiators. EPC Rating Band E.

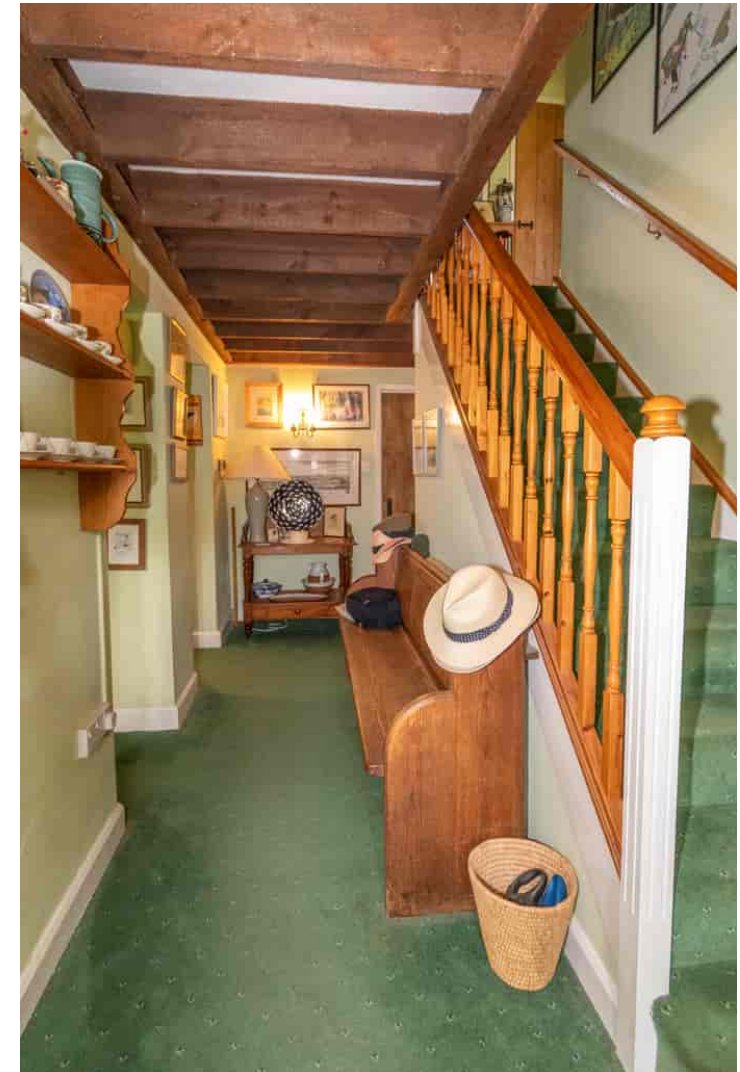
North Norfolk District Council, Holt Road, Cromer, Norfolk, NR27 9EN. Council Tax Band F.

## TENURE

This property is for sale Freehold.

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## SITUATION

Sharrington is a small, picturesque village in North Norfolk, England, lying just west of Holt and a short drive from the coast at Blakeney and Cley-next-the-Sea. It sits amid gently rolling farmland and quiet lanes that capture the tranquil, unspoiled charm typical of this part of East Anglia. The village remains largely rural, with a scattering of traditional flint cottages and historic farmhouses that give it a timeless feel.

At its centre stands the Church of All Saints, partly ruined but still in use, with a striking tower that hints at a prosperous medieval past. The church's mix of Gothic features and open-air chancel ruins creates a distinctive character that makes it a quiet point of interest for visitors exploring Norfolk's heritage. Surrounding it are wide verges, mature trees, and a close-knit community that values the village's peaceful pace of life.

Although small, Sharrington benefits from its proximity to the market town of Holt, known for independent shops and art galleries, and to the scenic coastline of North Norfolk. This blend of rural seclusion and access to cultural and natural attractions makes Sharrington popular with walkers, artists, and those seeking a slower, more reflective way of life.

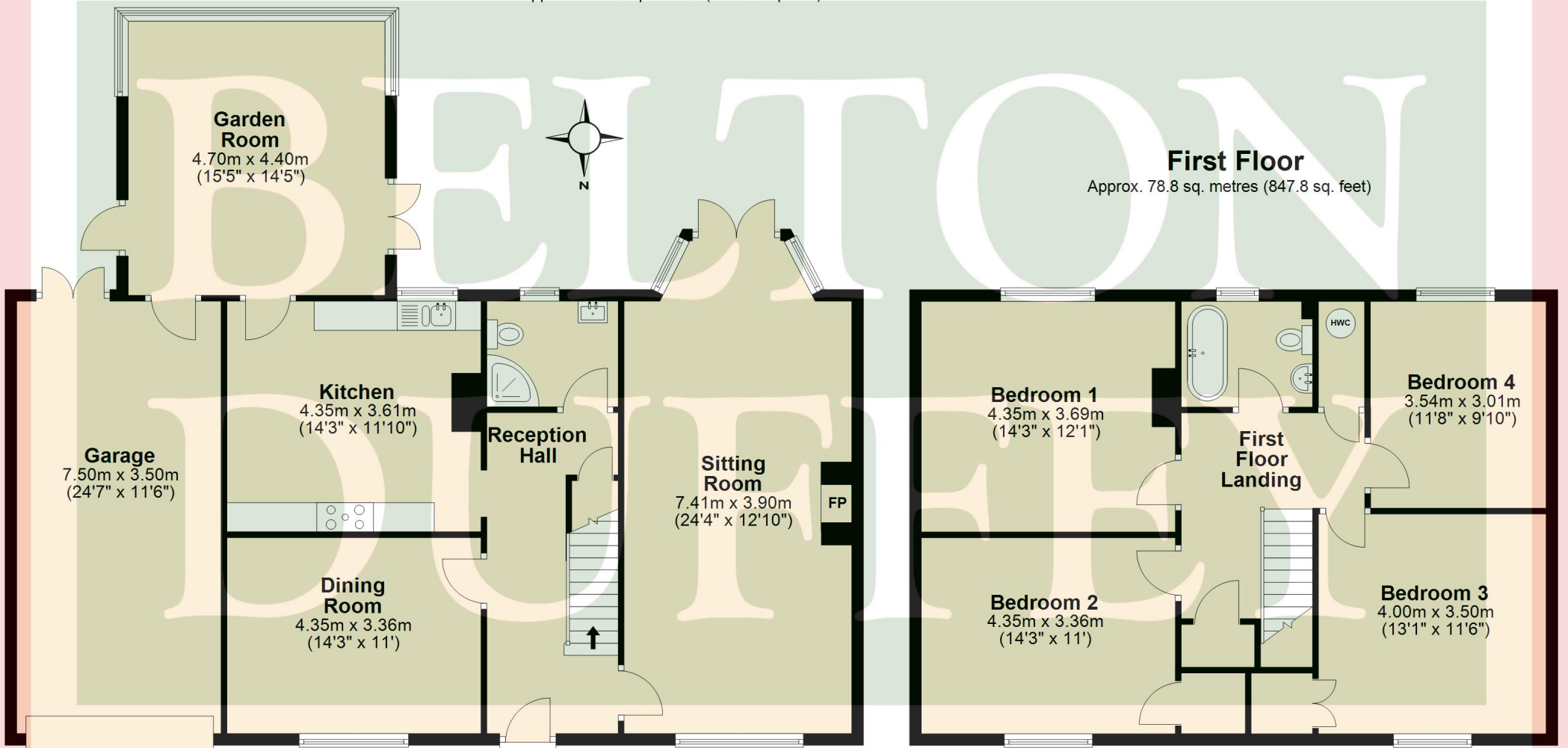






## Ground Floor

Approx. 129.3 sq. metres (1392.0 sq. feet)



Total area: approx. 208.1 sq. metres (2239.7 sq. feet)



**IMPORTANT NOTICES:** 1. Whilst these particulars have been prepared in good faith to give a fair description of the property, these do not form any part of any offer or contract nor may they be regarded as statements of representation of fact. 2. Belton Duffey have not carried out a detailed survey, nor tested the services, appliances and specific fittings. All measurements or distances given are approximate only. 3. No person in the employment of Belton Duffey has the authority to make or give representation or warranty in respect of this property. Any interested parties must satisfy themselves by inspection or otherwise as to the correctness of any information given.





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