



Blacksmiths Barn
New Road | Bessingham | Norfolk | NR11 7BF

 FINE & COUNTRY

FORGING A NEW FUTURE



A beautiful period barn that's been carefully converted and exquisitely finished, this is a home where past and present blend in perfect harmony, creating a home well set for the years to come.

Remarkably spacious, it also benefits from a large walled garden that's been lovingly landscaped, plus a peaceful yet secure setting, within easy reach of everything you need, yet feeling away from it all.



KEY FEATURES

- A Beautiful Horseshoe Shaped Barn Conversion in the Village of Bessingham
- Four Double Bedrooms all with En-Suite Facilities
- Sitting Room with Double Sets of Sliding Doors to the Walled Courtyard Garden
- Stunning Open Plan Kitchen, Living, Dining Room with Wine Store
- Separate Utility Room, Walk-In Pantry and Cloakroom with WC
- Wonderful Sheltered Courtyard Garden with Mature Planting
- Plenty of Parking Available
- The Accommodation extends to 2,710 sq.ft
- Energy Rating: C

There are so many reasons to start a new chapter of life here - the glorious rural setting in beautiful open countryside, the easy living on offer in a spectacular and unique barn, the abundant wildlife, access to the North Norfolk coast and pretty market towns, an en-suite for every bedroom, impressive entertaining space - whatever it is you're looking for, this rises to every occasion!

Where Character Meets Contemporary

The barn dates back to the 1870s and was converted just a few years ago, so the current owners are the only ones ever to live here. They love their home as much today as they did when they first moved in, so while they're moving to be closer to family, it will be a wrench to leave somewhere so special. The barn was originally part of the estate owned by neighbouring Bessingham Manor and is the same age as the current mid-Victorian manor house. The manor is famous for one former occupant who brought a brown bear to live here when he inherited the estate! If you're interested in local history, you'll find some wonderful stories about the village and the occupants of the manor. This barn was used to house livestock and then became the blacksmith's forge. Today it's a very well proportioned and exceptionally well presented family home with all the character of the old barn but modern comforts such as underfloor heating and a heat pump.

Rising To Every Occasion

The conversion has been carefully considered and designed to be incredibly flexible. It's a place that meets the needs of young families, those with teens, retired couples and more, and can adapt as your needs change over the years. At the heart of the barn is the magnificent open plan kitchen, dining and family room. The owner is a keen cook and has created a walk-in pantry behind this room, so you have ample storage and you can keep the open plan part nice and clear. Stools at the island enable people to sit and chat while you cook, or you can enjoy a coffee and relax while little ones play. It's a wonderfully sociable space. There's even a wine store.





KEY FEATURES

A separate sitting room allows you to spread out, so if you want to read a book while someone's watching a film, you have a quiet space in which to do so. All four of the bedrooms here are doubles and all have their own bathroom. Three are grouped in one wing of the barn, ideal for families, while the other bedroom is in the other wing, so ideal for guests or to be used with the sitting room as an annexe. All the bedrooms have access to the garden, which is unusual and a lovely feature. The owners have recently fitted a wood burner, which creates a lovely atmosphere, and the whole house is painted in Farrow & Ball's Wimborne White, so it's very flexible and easy to dress, whether you prefer classic or contemporary furniture.

Exploring The Area

The barn also makes a great 'lock up and leave', which the owners found useful when travelling in the past. You have friendly neighbours who can keep an eye on things and the garden has been designed to be easy to maintain. One of the owners is a keen gardener and has taken the blank canvas that was here and created something rather special. The soil is particularly good for roses, with them blooming four times a year, so you have plenty of colour, scent and interest to enjoy. The garden is also wonderfully sheltered and sunny, out of the wind, but you can always find a shady spot if you need one. The village community is a welcoming one and if you're new to the area, you'll feel at home in no time. There are lots of social events to enjoy throughout the year. You're only ten minutes from Cromer and 15 minutes from Sheringham, with the pretty market town of Holt around 12 minutes by car.

































INFORMATION



On The Doorstep

Bessingham is a picturesque North Norfolk village surrounded by open countryside and quiet lanes, offering a genuine sense of rural seclusion without isolation. The village sits within easy reach of Holt, Sheringham and Cromer, while the market town of Aylsham is a short drive to the south. Holt is known for its Georgian streets, boutique shops and popular annual festival, and provides excellent day-to-day amenities. Aylsham offers independent shops, cafés and a well-regarded weekly market. The North Norfolk coast is only a short drive away, with Cromer famous for its pier, sandy beach and seafood, and Wells-next-the-Sea providing a charming harbour and expansive sands. The nearby nature reserves and quiet lanes make the area ideal for walking and cycling. Norwich, crowned the overall winner in The Sunday Times Best Places to Live 2026, offers a wealth of cultural, retail and dining options. The Sainsbury Centre for Visual Arts, Norwich Castle and a thriving independent food and drink scene are among its many attractions.

How Far Is It To?

The market town of Holt is approximately 7.3 miles to the west, while Cromer and Sheringham on the North Norfolk coast are around 6.5 miles and 5.6 miles respectively to the north and northeast. Aylsham, with its independent shops and weekly market, is roughly 8.9 miles to the south. The nearest mainline railway station is at Cromer, served by Greater Anglia trains on the Bittern Line running to Norwich, where connections are available to London Liverpool Street and Cambridge. Norwich itself is approximately 21.5 miles to the south, a drive of around 35 to 40 minutes. The A148 provides convenient access westwards to Fakenham and King's Lynn and eastwards to Cromer.

Directions

Leave Norwich on the Holt Road/A140 and head towards Aylsham. At the Aylsham roundabout turn right towards Cromer. Pass through Alby with Thwaite and then turn left onto The Common. Turn left to stay on The Common and then a slight left onto Ringbank Lane. Straight over the crossroads into Bessingham Road and follow the road all the way nearly to the end, where it becomes New Road. just after reaching New Road, take a left hand turn into the small development of barns.

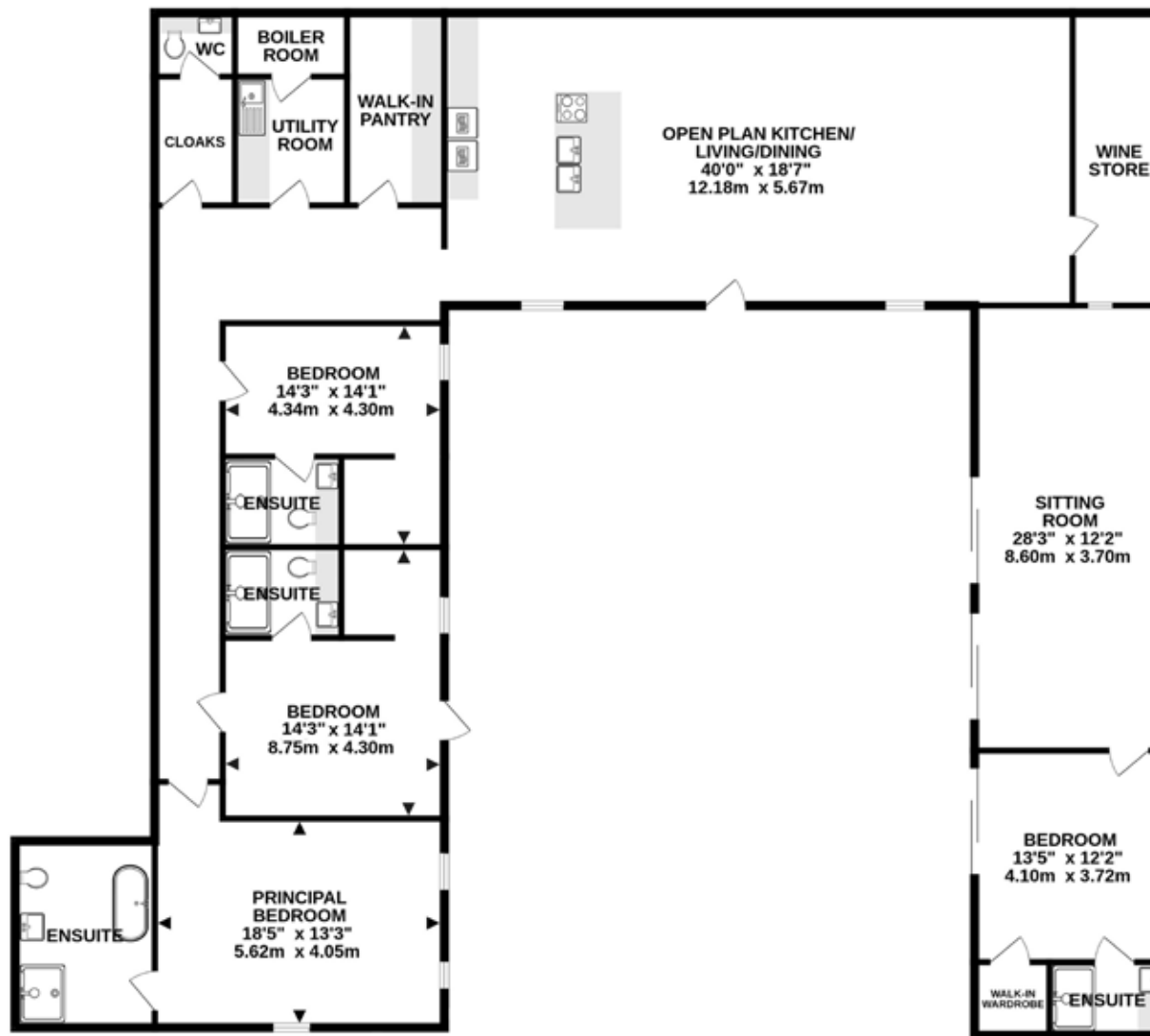
Services, District Council and Tenure

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Broadband Available - vendor uses TalkTalk
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk - for Broadband/Mobile availability
North Norfolk District Council - Council Tax Band E
Freehold

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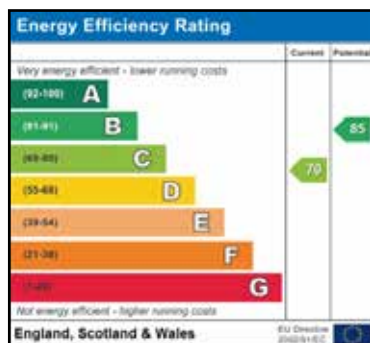
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TOTAL FLOOR AREA : 2710 sq.ft. (251.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. www.norfolkpropertyphotos.co.uk
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For a free valuation, contact the numbers listed on the brochure.





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