



# 1 CHAPEL YARD LITTLE BARNINGHAM

Beautifully presented, EXTENDED, two-bedroom PERIOD COTTAGE. Stunning principal bedroom & dressing room. SOUTH FACING garden, WOOD BURNING STOVE & PARKING.





## The Property

This beautifully presented late Victorian, semi-detached cottage has been stylishly extended to the rear to create additional living space and a stunning principal bedroom above. Tucked away in a quiet village location, yet only five miles from the bustling Georgian market town of Holt, this lovely home has two double bedrooms, spacious kitchen diner, cosy sitting room, a truly lovely south facing garden and plenty of parking to the front.

The care and attention to detail lavished on this cottage is evident throughout. From the minute you pull onto the carefully manicured front parking area, it is evident the love the current owners have poured into the cottage. On entering the front door you are welcomed into the kitchen dining space, which wraps around the cosy sitting room. Details like the antique cast iron radiators throughout add to the charm.

The kitchen features a wonderful original church alter counter space, kitchen units designed by Michael Cottrell, a traditional double butler sink, Fisher & Paykal fridge freezer and Lacanche range cooker, with LPG gas hob and electric oven below. French doors lead out to the garden beyond and there is a charming downstairs loo, with space for a washing machine, leading to the sitting room. With a window to the front of the cottage, the sitting room is an oasis of calm. Perfect for snuggling in front of the wood burning stove in the cooler months, or relaxing with a book or in front of a movie in the evening.

Up the traditional Norfolk cottage winder staircase to the bedrooms and bathroom. The wonderful principal bedroom is to the rear of the cottage, flooded with natural light from the glazed gable end, a spacious room with charming dressing room off. Bedroom two, another double bedroom is to the front of the cottage, with a window looking out to the fields beyond. The family bathroom has a freestanding bath, WC and wash hand basin.



## Holiday Let Opportunity

Holiday Let Potential Income: c £600 - £925 per week  
Holiday Let Potential Occupancy: c. 20 - 25 weeks per annum  
Sleeping: 4 in 2 Bedrooms

Whilst the cottage has been a main residence for nearly thirty years, there are a number of nearby cottages that are successfully let to visitors to the area.

Chapel Yard would make a very attractive holiday cottage, the lovely rear extension and garden making it stand out from the crowd for guests.

For more information about holiday letting, please contact the team at Big Skies.







## Outside

Approached from the quiet village lane, there is a large gravelled parking area beautifully planted borders and side access to the rear garden.

The south facing rear garden is a riot of colour in the spring and summer. Cleverly planted and curated by the very green fingered owners, it is a lovely private space to relax in the sunshine.

## The Location

Little Barningham is a pretty village, dating back to the Domesday Book, nestled in beautiful North Norfolk countryside, with the parish church sitting on a mound beside the single street. Situated just five miles from the bustling Georgian market town of Holt and seven miles from the charming seaside town of Sheringham, there is easy access to all amenities including schools, doctor surgeries and supermarkets.

The village comprises a small community of traditional cottages with a village hall serving the residents.

## Other Information

Services: Mains Electricity, Water, Septic Tank

Heating: Oil fired central heating

Windows: Wooden double glazed

EPC: Rated C

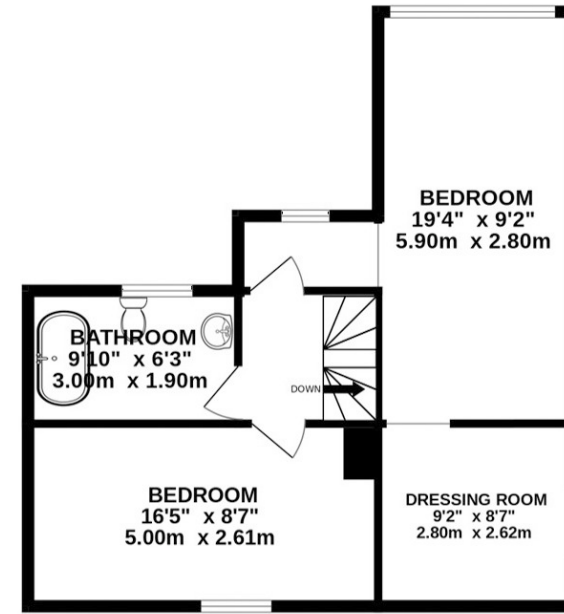
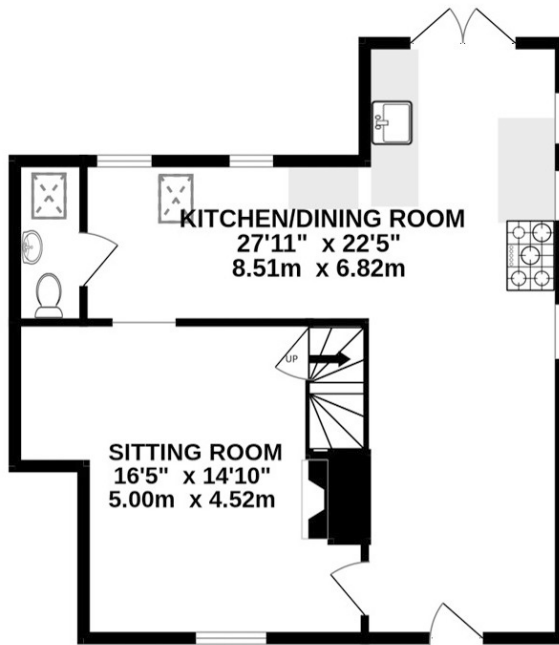
Council Tax: Band A - North Norfolk District Council £1445.95 (2024)

Tenure: Freehold

Viewings: Strictly by appointment with Big Skies Estates.







CHAPEL YARD, LITTLE BARNINGHAM

TOTAL FLOOR AREA : 103 sq.m. ( 1109 sq.ft.) approx

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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		69	82
England, Scotland & Wales		EU Directive 2002/91/EC	

