THE STORY OF

Great Barn

Letheringsett, Norfolk

SOWERBYS

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Great Barn

4 The Maltings, Holt Road, Letheringsett
Norfolk, NR25 7AR

Exceptional Grade II Listed Barn-Style Residence Extending to Over 2,100 Sq. Ft.

Three Generous Double Bedrooms, all with Beautifully Appointed En-Suites

Stunning Bespoke Neptune Kitchen, Newly Fitted to an Exceptional Standard

Luxurious New Bath and Shower Rooms Throughout

Spectacular Open-Plan Living Spaces with Vaulted Ceilings and Glazed Atriums

Wealth Of Exposed Timbers and Character Features Celebrating the Building's Heritage

Electric Underfloor Heating, Oak Joinery and High-Quality Contemporary Finishes

Secure Gated Courtyard Setting with Cart Shed-Style Garaging and Allocated Parking

Idyllic Position on the Banks of the River Glaven in the Heart of the Glaven Valley

Close to Holt and the Renowned North Norfolk Coastline

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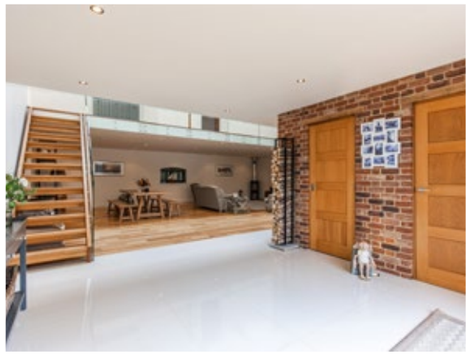


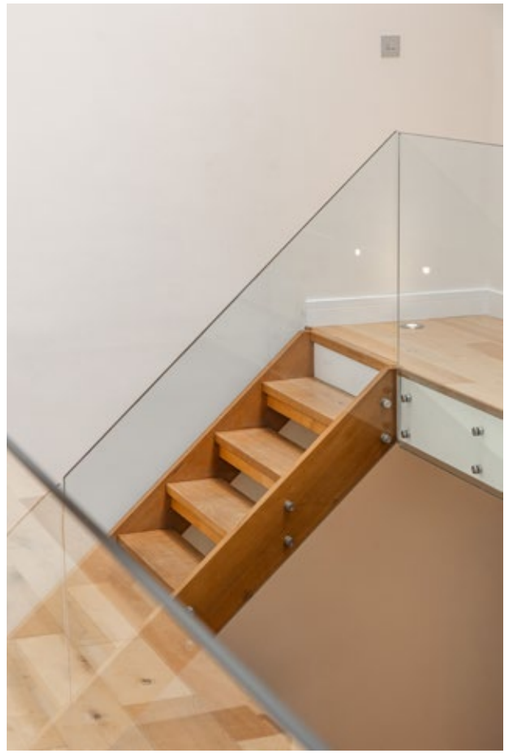
Beautifully combining the scale and character of a historic former maltings with the comforts of contemporary living, this exceptional home has been thoughtfully enhanced by the current owners with a stunning bespoke Neptune kitchen and luxurious new bath and shower rooms throughout.

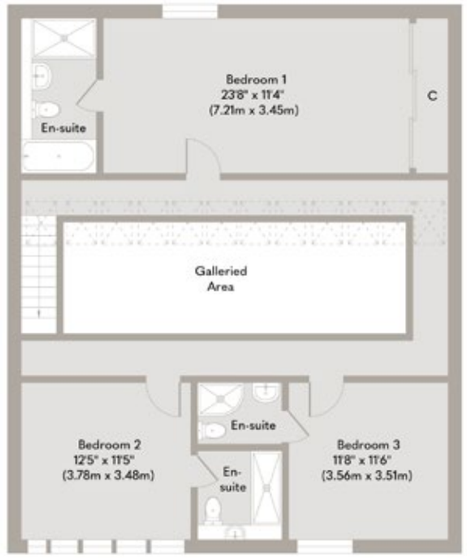
The impressive accommodation is centred around spectacular open-plan living spaces where vaulted ceilings, exposed timbers and dramatic glazed atriums flood the interior with natural light, creating an atmosphere that is both striking and welcoming. The wood-burning stove brings warmth and cosiness to the space, while the mezzanine landings offer views across the principal reception areas, showcasing the building's industrial heritage and creating a striking sense of height, openness, and architectural interest.

Undoubtedly one of the stand out features is the beautifully appointed Neptune kitchen, finished to an exceptional standard and designed to provide the perfect balance of style and practicality. This elegant space sits comfortably at the heart of the home, making it ideal for both everyday family life and entertaining alike. Complementing the kitchen, each of the bathrooms has been comprehensively upgraded with high-quality contemporary fittings, ensuring the property is ready to enjoy from the moment you move in.

The residence offers three generous double bedrooms, each benefiting from its own beautifully finished en-suite, providing both privacy and flexibility for family living or visiting guests. Throughout the home, carefully chosen natural materials, including oak flooring, staircases and internal joinery, sit effortlessly alongside modern features such as glass balustrades, electric underfloor heating and premium fixtures and finishes.

Approached through a gated courtyard, the development provides an attractive and secure setting, with cart shed-style garaging and allocated parking adding further convenience.





First Floor
Approximate Floor Area
1193 sq. ft
(110.80 sq. m)

Ground Floor
Approximate Floor Area
1193 sq. ft
(110.80 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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Letheringsett

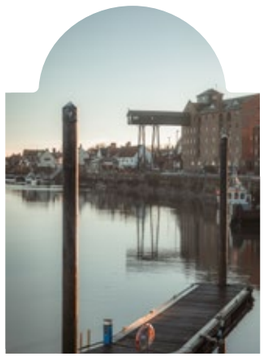
WHERE HISTORY MEETS COUNTRYSIDE CHARM

Letheringsett is a picturesque and historic village set in the heart of North Norfolk, offering a perfect balance of rural tranquillity and accessibility. Surrounded by rolling countryside, farmland, and the gentle meandering waters of the River Glaven, the village boasts a quintessentially English charm. Despite its peaceful setting, Letheringsett benefits from being just a mile from the popular Georgian market town of Holt, where a variety of independent shops, boutiques, galleries, cafés, and restaurants provide a vibrant local scene.

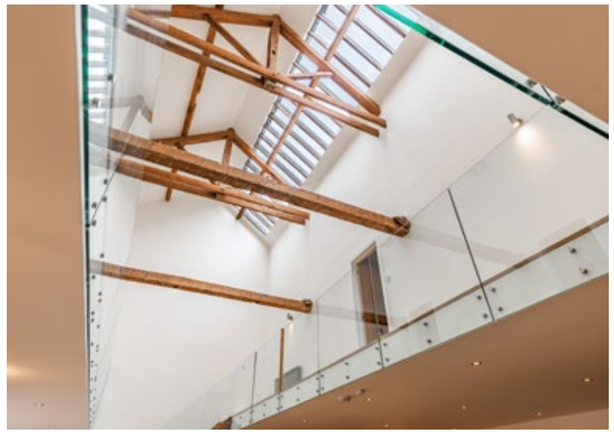
One of Letheringsett's most notable landmarks is its fully operational watermill, the last working watermill in Norfolk, which continues to produce traditional stone-ground flour. This historic site, along with the village's pretty flint cottages and scenic landscapes, contributes to its enduring appeal. The award-winning King's Head pub is another highlight, offering locally sourced food and a warm, welcoming atmosphere, making it a favourite among both residents and visitors.

The surrounding countryside provides excellent opportunities for walking, cycling, and wildlife spotting, with numerous footpaths leading through woodlands, meadows, and along the river. Just a short drive away, the renowned North Norfolk coastline offers breathtaking scenery, vast sandy beaches, and Areas of Outstanding Natural Beauty, including Blakeney National Nature Reserve, famous for its seal colonies and birdwatching. Nearby, the coastal villages of Cley-next-the-Sea and Wells-next-the-Sea provide charming harbours, artisan shops, and fresh seafood.

Letheringsett is a highly desirable location for those looking to enjoy the very best of Norfolk's countryside and coastline.



Note from the Vendor



"I love the spacious, modern interior, where skylights bring in plenty of natural light and the mezzanine creates a real focal point."

SERVICES CONNECTED

Mains water and electricity. Drainage via treatment plant. Gas fired central heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

An Energy Performance Certificate is not required for this property due to it being Grade II listed.

TENURE

Freehold.

LOCATION

What3words: ///bottled.minority.bookshop

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS

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