

# Stables Barn

Region: East Of England    Sleeps: 10

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## Overview

Stables Barn, located in Barsham, is an exquisite holiday home that offers a perfect blend of rustic charm and modern comfort. This beautifully restored barn features five inviting bedrooms, including four doubles and one twin, all boasting en-suite bathrooms for ultimate convenience and privacy.

As you step inside, you'll be greeted by a fully-equipped kitchen that leaves nothing to be desired. It includes a cooker, hob, microwave, large fridge, chest freezer, dishwasher, washing machine, and tumble dryer, ensuring all your culinary needs are met. The kitchen also features a Nespresso Vertuo machine, so don't forget to bring your favorite pods. A spacious refectory dining table, accommodating up to ten guests, provides a delightful setting for shared meals and memorable conversations.

The cozy living room is perfect for relaxation, offering a wood burner with logs for those chilly evenings. Stay connected with the world using the available Wi-Fi, and rest assured that Stables Barn is a dog-friendly accommodation, allowing you to bring your furry friends along on your vacation.

Outside, a private lawned garden awaits, complete with a BBQ and a dining table, offering an idyllic spot for al fresco dining and enjoying the fresh country air. Additionally, a private courtyard directly accessed from the kitchen provides a charming space to unwind and soak up the tranquility of the surroundings.

Stables Barn is a true haven for those seeking a peaceful countryside retreat without compromising on modern amenities and comfort.



# Facilities

Wi-Fi/Internet • Special Offer • Has Discount • Laptop Friendly Workspace • Great Value • Table Tennis • Walk to Village • Romantic • Rural Location • Cots (Cribs) • Games Room • Conference Venue • Beach Nearby • Modern • Country Estate • Barn • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Pets on Request • Hot Tub • Washing Machine • Tumble Dryer • Dishwasher • Microwave • Coffee Machine • Electric Car Charger • Hairdryer • All Bedrooms En-Suite • Ideal for Parties • Ideal for Xmas/NY • Stag/Hen Allowed • Ground Floor Bed & Bath • Smart TV • Satellite TV • Working Fireplace/Woodburner • Heating • High Chair(s) • Fenced Grounds • Parking Space • Walking/Hiking Paths • Outstanding Landscapes • Tourist Towns & Villages • Historical Sites • Decorated for Christmas

# Interior & Grounds

## *Interior Grounds*

- Fully-equipped kitchen with cooker, hob, microwave, large fridge, chest freezer, dishwasher, washing machine and tumble dryer, Nespresso Vertuo machine (please bring pods) and large refectory dining table seating 10
- Living room
- Bedroom with a king size four poster bed and en-suite shower
- Bedroom with a king size four poster bed and en-suite bathroom
- Bedroom with twin beds and an en-suite bathroom
- Bedroom with a king-size bed (can be made into double or twin) and en-suite shower
- Bedroom with a king-size bed (can be made into double or twin) and en-suite bathroom

## *Exterior Grounds*

- Private outdoor hot tub
- Private lawned garden with dining table
- Private courtyard accessed directly off kitchen
- Shared games room with table tennis, air hockey and outdoor games
- Parking space for up to 3 cars

## **Additional Facilities**

- Wi-Fi
- TV with Freeview and DVD player
- Wood burner with logs provided
- Underfloor heating
- BBQ
- Travel cot





## Location & Local Information

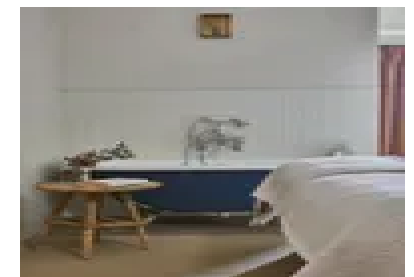
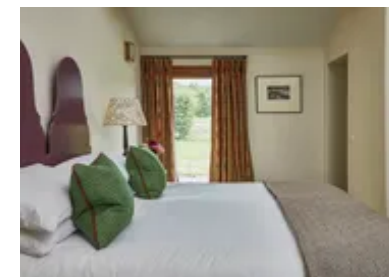
Nestled in the heart of the enchanting Norfolk countryside, Stables Barn is surrounded by a location that truly captures the essence of natural beauty and charm. Situated within close proximity to some of the most captivating sights and attractions in the area, this idyllic holiday retreat offers an ideal base for exploring the wonders of North Norfolk.

Immerse yourself in the unspoiled landscapes that define this part of East Anglia, where rolling hills meet sweeping coastlines and big blue skies stretch endlessly above. From the rugged sandstone cliffs to the serene saltmarshes, from sandy beaches to pebbled shores, and from tranquil creek banks to crashing waves, the variety of landscapes here is truly remarkable.

Venture out from Stables Barn and discover a world of possibilities. Delight in leisurely walks along beautiful beaches, hidden creeks, and breathtaking coastal paths. Embark on fantastic birdwatching expeditions or enjoy easy cycling adventures amidst the picturesque countryside. Explore charming villages and indulge in shopping sprees in the sophisticated small towns of Holt and Burnham Market. Or experience the timeless appeal of traditional seaside resorts like Hunstanton and Cromer.

For those seeking more exhilarating activities, sailing in Morston, windsurfing or kitesurfing in Brancaster, or taking a boat trip to witness the seals at Blakeney Point are just a few of the thrilling options available. And when it's time to unwind, relish in the exquisite local cuisine offered at the numerous pubs and restaurants dotted throughout the area.

Beyond the immediate surroundings, venture further inland to discover the breathtaking Norfolk Broads. With miles of picturesque waterways to explore, this unspoiled nature reserve teems with wildlife, offering the opportunity to hire a motor cruiser, sail in a traditional boat, or embark on a guided tour.



Additionally, the area is rich in historical and cultural treasures. Take a journey on the Walsingham & Wells narrow gauge railway or visit magnificent stately homes and gardens such as Holkham, Houghton, Blickling, Oxburgh, and Royal Sandringham—all within easy reach.

Local Amenities

Nearest Airport	Norwich Airport (42.5 km)
Nearest Train Station	Kings Lynn Train Station (39 km)
Nearest Village	Walsingham (3 km)
Nearest Town	Wells-next-the-Sea (10 km)
Nearest City	Norwich (48.5 km)
Nearest Bar/Pub	Barsham Brewery (1.5 km)
Nearest Restaurant	Ollie's Restaurant, Wells-next-the-Sea (10 km)
Nearest Beach	Wells-next-the-Sea Beach (12 km)
Nearest Shop	Walsingham Village Stores (3 km)
Nearest Supermarket	Tesco Superstore, Fakenham (6.5 km)
Nearest Golf	Fakenham Golf Club (8.5 km)
Nearest Tennis	Lynnsport, Kings Lynn (36.5 km)
Nearest National Park	Norfolk Coast National Landscape (12 km)

## What we love

- Take a visit to Wells-next-the-Sea, fairtrade town just a 10-minute drive from Stables Barn, offering healthy and eco-friendly products. The town has a selection of arcades, pubs, and restaurants, with a focus on fish and Italian cuisine
- The nearby sea provides an excellent opportunity for crab fishing, with specialized shops offering all necessary equipment. However, all that's needed is a bucket, string, and bait to attract the sea creatures
- Stables Barn is perfect for families with children and pets. The living room with a wood burner creates a cozy atmosphere for family time, and the location offers endless outdoor adventures. A travel cot and highchair are available for guests with young children.

## What you should know...

- To ensure a peaceful environment for everyone, it is required to turn off all loud music by 11.00pm, as the barn is situated to a close proximity to other barns. Additionally, kindly note that playing music outdoors is not allowed
- Occasionally, the tranquil ambiance may be interrupted by the distant sounds of passing planes during the night. However, it's worth noting that these occurrences are infrequent and should not significantly impact your overall stay experience

# Terms & Conditions

- **Security deposit:** £200. This is paid prior to arrival and will be refunded in full after departure subject to damage inspection
- **Arrival time:** 4:00 PM
- **Departure time:** 10:00 AM
- **Energy costs included?:** Yes, included in the rental price
- **Linen & towels included?:** Bed linen and bath towels are included in the rental price. Please note pool towels are not provided.
- **Pets welcome?:** A maximum of 2 well behaved dogs are welcome on request only, and at an additional cost of £30 per dog. Please enquire at time of booking.
- **Changeover day:** Flexible
- **End of stay cleaning available?:** Yes. However, guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival. Any extra cleaning, laundry, maintenance and/or rubbish disposal required will be charged against the security deposit
- **Smoking Allowed?:** Smoking & Vaping are not permitted
- **Minimum stay:** Please note that there is a 3-night minimum stay, this may be increased to 5 or 7 nights across peak dates
- **Heating costs included?:** Yes, included in the rental price
- **Internet access?:** Wi-Fi internet access included