

Threshing Barn

Region: East Of England **Sleeps:** 12

Overview

Welcome to Threshing Barn, where comfort and tranquility await you. This beautifully designed barn offers a serene retreat for families and friends, providing a balance of cozy corners and spacious, open areas across two floors. From the moment you step inside, you'll be greeted by deep, luxurious fabrics in rich colors, inviting you to kick off your shoes and unwind.

The heart of the barn features an open-plan kitchen and a striking double-height dining area, surrounded by ancient flint walls and beams. Immense glass doors lead to your own private walled garden, offering breathtaking views of the meadows beyond. Gather around the kitchen island with your loved ones as you prepare delicious meals to be enjoyed at the large refectory dining table.

Upstairs, the galleried living room beckons with oversized sofas, perfect for sinking into and relaxing. Meanwhile, children can find their own hideaways in secret nooks filled with cozy bean bags. The Master bedroom, adorned with original flint walls, boasts a stunning four-poster bed dressed in beautiful floral fabrics and an ensuite bathroom with a roll-top bath. The other five bedrooms feature soothing color schemes and offer comfortable accommodations.

As the evening sets in, sip cocktails or savor a BBQ while watching the sun descend over the picturesque Stiffkey Valley. If you're planning a larger gathering, the interlinking door to the neighboring Long Meadow property can be opened, allowing for a combined capacity of up to 20 guests.

Your stay at Threshing Barn includes six bedrooms, a fully-equipped open-plan kitchen, a wood burner with provided logs, underfloor heating, a spacious living room with a TV



and DVD player, a small snug, Wi-Fi access, and a dog-friendly policy. The enclosed garden features a BBQ and outdoor seating area, and if desired, it can be connected to the garden of Long Meadow.

Facilities

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

Interior & Grounds

Interior Grounds

- Fully-equipped, open-plan kitchen with large central island, cooker, hob, microwave, fridge/freezer, dishwasher, washing machine and tumble dryer and Nespresso Vertuo machine (please bring pods)
- Small snug
- Large living room
- Bedroom with a king size four poster bed and en-suite bathroom
- Bedroom with a king size bed and en-suite bathroom
- Bedroom with a king size bed and en-suite shower room
- Bedroom with a king size bed and shared bathroom
- Bedroom with a king-size bed (can be made into double or twin) and shared bathroom
- Bedroom with twin beds and ensuite shower room

Exterior Grounds

- Private hot tub situated in the garden
- Enclosed garden with BBQ and outdoor seating area (interlinking door to Milking Parlour Barn) garden if required)
- Shared games room with table tennis, air hockey and outdoor games
- Parking spaces for up to 4 cars

Additional Facilities

- Wi-Fi
- Smart TV
- Nespresso Vertuo machine (no pods provided)
- Wood burner with logs provided
- Underfloor heating
- BBQ
- Travel cot and highchair available



Location & Local Information

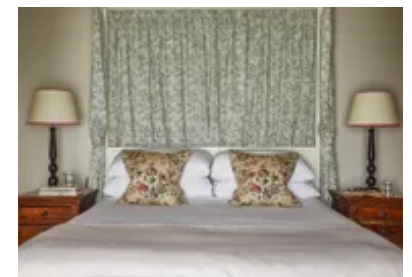
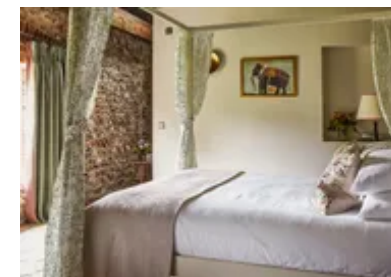
Nestled in the heart of the enchanting Norfolk countryside, Threshing Barn is surrounded by a location that truly captures the essence of natural beauty and charm. Situated within close proximity to some of the most captivating sights and attractions in the area, this idyllic holiday retreat offers an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

- Threshing Barn provides ample room for families with its five double bedrooms and open-plan layout, ensuring everyone has their own space to relax and unwind
- From the fully-equipped kitchen and large refectory dining table for shared meals to the enclosed garden for children to play in, the barn caters to the needs of families, fostering togetherness and enjoyment throughout the stay
- Nestled in the picturesque Barsham, Threshing Barn offers a serene and idyllic setting, allowing families to escape the hustle and bustle of daily life. The stunning views of the meadows and the surrounding Stiffkey Valley create a peaceful ambiance, perfect for quality family time and creating lasting memories

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:** £250. 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 that 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 7-nights across peak dates
- **Heating costs included?:** Yes, included in the rental price
- **Internet access?:** Wi-Fi internet access included