

# Granary Barn

Region: East Of England    Sleeps: 14

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## Overview

Welcome to Granary Barn, a luxurious holiday retreat nestled in the picturesque countryside. This stunning property offers a perfect blend of modern comfort and rustic charm, making it an ideal choice for a memorable getaway.

Granary Barn boasts seven beautifully appointed bedrooms, providing ample accommodation for larger groups or families. Each bedroom features its own ensuite bathroom, ensuring privacy and convenience for all guests. The bedroom configuration includes six doubles and one twin, offering a variety of sleeping arrangements. From the elegant King-size four poster bed to the versatile Super King and King-size doubles that can be converted into twins, there is a room to suit everyone's needs.

The barn features a fully-equipped, open-plan kitchen, allowing you to prepare delicious meals with ease. The spacious oak dining table comfortably seats up to 22 guests, providing a wonderful setting for shared meals and celebrations. After dinner, unwind in one of the two separate living rooms, where you can relax by the cozy wood burner (logs are provided) or enjoy your favorite shows on the TV with Freeview and DVD player.

Granary Barn is equipped with modern amenities such as underfloor heating and WiFi, ensuring your stay is comfortable and connected. As a dog-friendly property, you can bring along your furry companions to join in on the holiday fun. Outside, a large private garden awaits, offering a tranquil retreat for outdoor dining and BBQs amidst the scenic surroundings.

With its charming ambiance, spacious accommodations, and a range of amenities, Granary Barn provides the perfect setting for a memorable holiday escape.



Experience the beauty of the countryside while enjoying the comforts of a modern home away from home.

## Facilities

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

# Interior & Grounds

## Ground Floor

- Fully-equipped, open-plan kitchen with two ovens, large fridge/freezer, drinks fridge, two dishwashers, washing machine and tumble dryer, and Nespresso machine
- Oak dining table seating up to 22
- Two living rooms
- Bedroom with a super-king size bed and en-suite bathroom
- Bedroom with a king-size bed (can be made into double or twin) and en-suite bathroom
- Two bedrooms with a king-size bed and en-suite bathroom
- Bedroom with a double bed and en-suite bathroom

## First Floor

- A master suite with a four-poster bed and en-suite bathroom with a roll-top bath
- Twin room with an en-suite bathroom

## Exterior Grounds

- Private outdoor hot tub
- Large private garden with outdoor dining seating up to 22
- Parking space for up to 3 cars
- Shared games room with table tennis, air hockey and outdoor games

## Additional Facilities

- Wi-Fi
- Hairdryer
- Smart TV
- Wood burner with logs provided
- Underfloor heating
- BBQ
- Travel cot and high chair available





## Location & Local Information

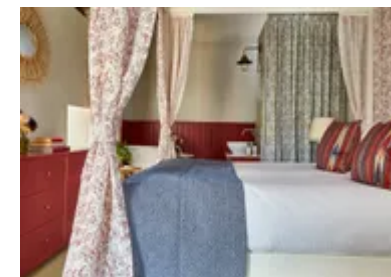
Nestled in the heart of the enchanting Norfolk countryside, Granary Barn is surrounded by a location that truly captures the essence of natural beauty and charm. Situated within close proximity to some of the most captivating sights and attractions in the area, this idyllic holiday retreat offers an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

- Experience the breathtaking open-plan design of Granary Barn, perfectly suited for accommodating large groups. Its stunning layout provides a spacious and welcoming atmosphere for unforgettable gatherings
- Just a short 10-minute drive away lies Wells-next-the-Sea, known for its commitment to healthy and environmentally friendly products. Explore the town's vibrant streets, where you'll discover a delightful mix of arcades, pubs, and a wide variety of restaurants, with a particular emphasis on fresh seafood and authentic Italian cuisine
- Embrace the proximity of the sea as you indulge in the unique activity of crab fishing. Simply find a cozy spot along the coast, armed with just a bucket, a string, and some bait to attract these fascinating sea creatures

## 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?:** Yes, 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 5 or 7 nights across peak dates
- **Heating costs included?:** Yes, included in the rental price
- **Internet access?:** Wi-Fi internet access included