

# Lambs Barn

Region: East Of England   Sleeps: 4

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## Overview

Beneath the wide Norfolk skies, surrounded by vibrant meadows and the quiet hum of the countryside, Lambs Barn is a warm and welcoming retreat. This thoughtfully converted barn offers an inviting place to slow down, where mornings begin with soft light through the windows and days end beside the crackle of a wood burner.

Inside, the open-plan layout makes it easy to relax and reconnect. The living area is cosy and comfortable, with deep, squashy sofas and a fire that brings extra comfort on cooler days. The well-equipped kitchen flows into the dining space, ideal for easy breakfasts or evening meals shared together. In the Master Suite, a beautiful four-poster bed is dressed with floral fabrics by Flora Soames, while the second bedroom can be set as a king-size or twin, offering flexibility for families or friends.

Outside, a private lawned garden and courtyard offer far-reaching views across open fields to an ancient medieval church. There's space to sit out with a book, enjoy a barbecue or simply watch the changing skies. The Norfolk coast, with its sandy beaches and coastal paths, is just a short drive away, perfect for breezy days out and seaside exploring.

Lambs Barn is a place where time slows and simple pleasures take centre stage. Whether you're gathering with loved ones or enjoying the peace of the countryside, this barn offers a stay that feels both easy and restorative.

## Facilities

Wellness • Ideal for Xmas/NY • Historical Sites • Golf Nearby • Walking/Hiking Paths • Walk to Village • Romantic • Stag/Hen Allowed • Ideal for Kids • Ideal for Parties • Chef/Cook Available • Special Offer • Has Discount • Ideal for Teens • Cots (Cribs) • Maid Service Available •



Pets on Request • Beach Nearby • All Bedrooms En-Suite • Ground Floor  
Bed & Bath • Parking Space • Wi-Fi/Internet • Country Estate • Rural  
Location • Decorated for Christmas • Washing Machine • Barn • Coffee  
Machine • Outstanding Landscapes • Hairdryer • Tourist Towns & Villages  
• TV • Table Tennis • Laptop Friendly Workspace • Games Room •  
Conference Venue • DVD • Hot Tub • Tumble Dryer • Dishwasher •  
Microwave • Electric Car Charger • Smart TV • Working  
Fireplace/Woodburner • Heating • Babysitting Available • Ideal for Babies  
& Toddlers • High Chair(s) • Fenced Grounds

# Interior & Grounds

## *Barn Interiors*

- Open-plan, fully-equipped kitchen with cooker, hob, microwave, fridge/freezer, dishwasher, washer/dryer and Nespresso Vertuo (please bring pods)
- Open-plan dining and living area, with table seating 4
- Bedroom with a king size four poster bed and en-suite bathroom
- Bedroom with a king-size bed (can be made into double or twin) and en-suite bathroom with a walk-in shower

## **Outside Grounds**

- Private, lawned garden and courtyard
- Private hot tub
- Parking spaces for up to 2 cars
- Shared (indoor) games room with table tennis, air hockey and outdoor games

## **Additional Facilities**

- Wi-Fi
- Smart TV
- Wood burner with logs provided
- Underfloor heating
- Barbecue



## Location & Local Information

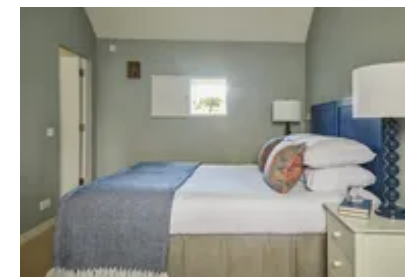
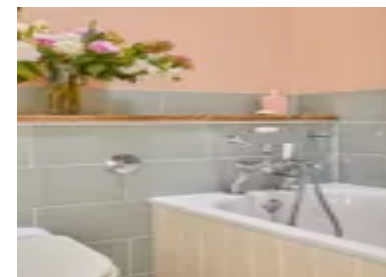
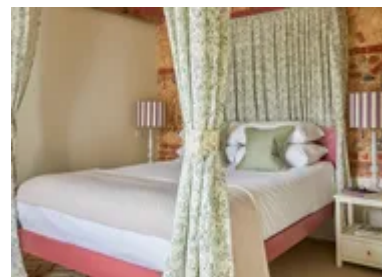
Set amid the gentle landscapes of rural North Norfolk, Lambs Barn enjoys a wonderfully peaceful location surrounded by open fields, winding lanes, and the serene charm of countryside living. This tranquil setting is ideal for guests seeking a restorative escape within easy reach of the coast.

Nearby, the Georgian town of Holt offers a selection of independent shops, art galleries, and inviting cafés, while Burnham Market's elegant boutiques and delis are just a short drive away. Several welcoming village pubs and traditional farm shops can also be found dotted around the area.

For outdoor pursuits, scenic walking and cycling trails wind through the surrounding countryside, while the nearby North Norfolk Coast offers sandy beaches, saltmarshes, and nature reserves. Birdwatchers will appreciate the wildlife-rich landscapes, and boat trips to Blakeney Point for seal-spotting provide a memorable day out just a short journey from the property.

### Local Amenities

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|-----------------------|--|
| Nearest Airport       | <b>Norwich Airport</b><br>(42.5 km)                      |
| Nearest Bar/Pub       | <b>Barsham Brewery</b><br>(1.5 km)                       |
| Nearest Beach         | <b>Wells-next-the-Sea Beach</b><br>(12 km)               |
| Nearest City          | <b>Norwich</b><br>(48.5 km)                              |
| Nearest Golf          | <b>Fakenham Golf Club</b><br>(8.5 km)                    |
| Nearest National Park | <b>Norfolk Coast National Landscape</b><br>(12 km)       |
| Nearest Restaurant    | <b>Ollie's Restaurant, Wells-next-the-Sea</b><br>(10 km) |



|                       |  |
|-----------------------|--|
| Nearest Shop          | <b>Walsingham Village Stores<br/>(3 km)</b>    |
| Nearest Supermarket   | <b>Tesco Superstore, Fakenham<br/>(6.5 km)</b> |
| Nearest Tennis        | <b>Lynnsport, Kings Lynn<br/>(36.5 km)</b>     |
| Nearest Town          | <b>Wells-next-the-Sea<br/>(10 km)</b>          |
| Nearest Train Station | <b>Kings Lynn Train Station<br/>(39 km)</b>    |
| Nearest Village       | <b>Walsingham<br/>(3 km)</b>                   |

## What we love

- Lambs Barn offers a peaceful and private escape, allowing you to unwind and relax amidst vibrant meadows and the vast Norfolk skies
- Just 10 minutes from Lambs Barn, Wells-next-the-Sea offers lively streets with arcades, pubs, and restaurants serving fresh seafood and Italian cuisine
- Embrace the proximity to the sea and indulge in the fascinating activity of crab fishing

## What you should know...

- The estate boasts its own craft brewery - please let us know if you would be interested in a craft beer tasting at the brewery.
- You may occasionally hear the distant sound of a passing plane at night, though these instances are rare.
- Part of a lovely estate with other converted barns, this home maintains its own private space for guests to relax and unwind.

# Terms & Conditions

- **Security deposit:** £125. This is paid prior to arrival and refunded two weeks after departure, subject to full inspection.
- **Arrival time:** 4.00 p.m.
- **Departure time:** 10.00 a.m.
- **Energy costs included?:** Yes.
- **Linen & towels included?:** Yes.
- **Pets welcome?:** A maximum of 2 well-behaved dogs are welcome on request only and with prior agreement with the owner. If accepted, a pet supplement of £30 per dog will apply.
- **Other Ts and Cs:** A travel cot and high chair are available on request.
- **Changeover day:** Flexible.
- **End of stay cleaning:** Standard changeover clean included in the price. 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?:** Outside only.
- **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.
- **Internet access?:** Wi-Fi internet access included.
- **Noise policy :** 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.