



**STOBART  
& HURRELL**

WE BRING PEOPLE AND PROPERTY TOGETHER ACROSS NORFOLK





# Barn Owl, Grub Street, Happisburgh, Norfolk, NR12 0RX

Barn Owl is a tasteful and charming barn conversion, situated amongst a handful of similar properties, nestled in the heart of the countryside, surrounded by rolling fields in the coastal village of Happisburgh. The property offers an opportunity for rural living, located within proximity to nearby amenities which include a primary and early years' school, a post office and village store. Additional services can be found in the neighbouring market town of Stalham, situated atop the northern banks of the wending River Ant, which boasts a bustling High Street containing a variety of shops, amenities, schooling and local facilities, plus a nearby superstore and petrol station.

Set back from the road, the property is approached over a shingle driveway which provides off-road parking. A meandering pathway leads to Barn Owl and an enclosed courtyard garden, ideal for alfresco dining with friends and family. The property further benefits from a communal green space.

The property is arranged over a single-storey and boasts bright and spacious accommodation. The entrance leads into the heart of the home, an open-plan lounge, kitchen and dining space with a feature fireplace. Beyond, a bedroom with built-in storage and double doors which open to the courtyard garden. A shower room completes the accommodation.

Barn Owl is further complemented by its location near to the Norfolk coastline with easy access to the popular resorts of Cromer, Holt and Sheringham. The famous Norfolk Broads is less than eleven miles to the south west and affords the perfect opportunity for a leisurely boat trip or lunch in one of the many riverside eateries.

Agent Notes: We understand that the property cannot be used as a main residence. There is a service charge of £125.00 for ground rent and £433.84 maintenance charge due every six months.



Terraced



Barn Conversion



Older



1 Bathroom



1 Reception



1 Bedroom



Tax Band N/A



Off-Road  
Parking

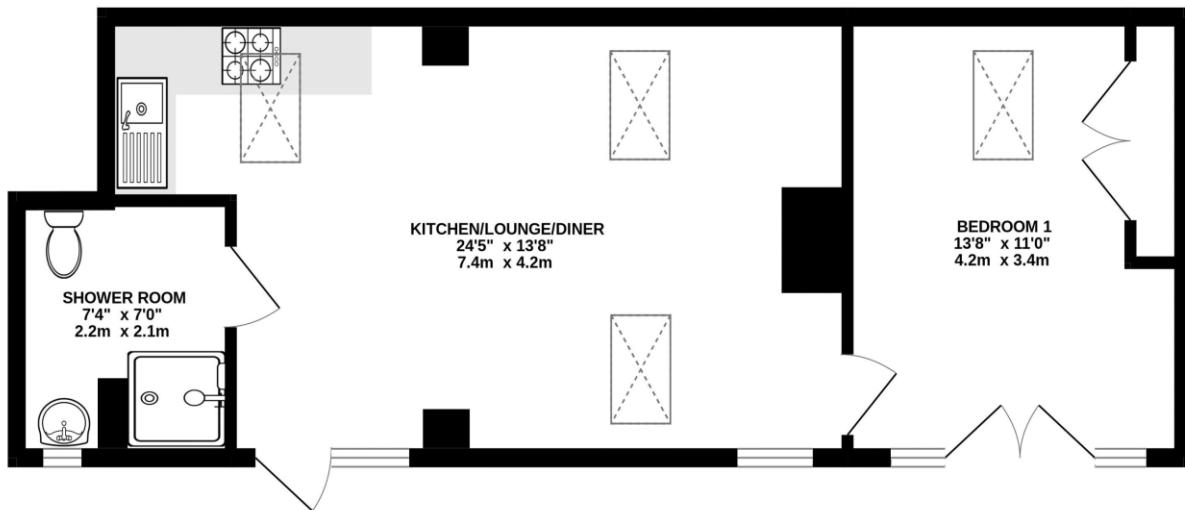


No Garage



## GROUND FLOOR

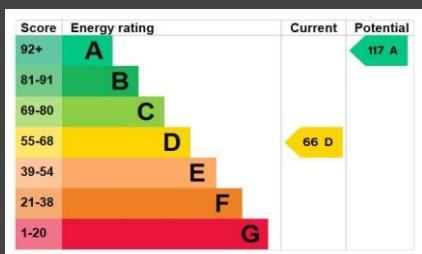
495 sq.ft. (46.0 sq.m.) approx.



TOTAL FLOOR AREA: 495 sq.ft. (46.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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