HOUSE PARTY SOLUTIONS



Norfolk Barns

Norfolk

SLEEPS 4 - 48





- 5 Barns sleeping up to 48 guests in total
- Access to a spa pool/jacuzzi
- Situated close to the Norfolk Coast
- Games room
- Easy access to the Norfolk Broads

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OVERVIEW

The Norfolk Barns are an oasis of style and comfort tucked away in the beautiful countryside not far from the dramatic North Norfolk coast and within easy access of the Norfolk Broads.

With 5 separate barns on site, sleeping parties of 14, 12, 10, 8 and 4 or altogether accommodating up to 48, these impressive properties offer a high degree of flexibility in accommodating a wide range of party sizes across the barns.

Beautifully converted by an award-winning architect, the Norfolk Barns have retained traditional features and stonework throughout, but have been bought right up to date with modern and stylish open plan interiors, contemporary kitchens and bathrooms and all the luxury conveniences you would expect in a modern home.

With outside terraces and barbecues for summer living, roaring wood burners to keep your cosy in the winter, together with a spa pool/jacuzzi all year round, the Norfolk Barns are the perfect place to gather with a group of family and friends and simply make yourselves at home...

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YOUR STAY

Number Accommodated

- Barn 1 - 14
- Barn 2 - 12
- Barn 3 - 10
- Barn 4 - 8
- Barn 5 - 4

Bedroom & Bathroom Configuration

Barn 1

- ?Bedroom 1 - Four poster bed
- Bedroom 2 - Kind size bed, zip & link
- Bedroom 3 - Kind size bed, zip & link
- Bedroom 4 - King size bed
- Bedroom 5 - Double bed
- Bedroom 6 - Double bed
- Bedroom 7 - Twin bedroom
- 4 Bathrooms, 3 showers, 1 separate WC. 3 bedrooms have en-suite shower with hand basin and WC. 4 bedrooms have en-suite bath with handheld shower, basin and WC.

Barn 2

- Bedroom 1 - Four posted bed with en-suite
- Bedroom 2 - Double bed with en-suite
- Bedroom 3 - Double bed with en-suite
- Bedroom 4 - Double bed with shared bathroom
- Bedroom 5 - Kind size bed, zip & link with en-suite
- Bedroom 6- Twin bedroom with en-suite

Barn 3

- Bedroom 1 - Four posted bed with en-suite
- Bedroom 2 - Four posted bed with window seat to courtyard, with en-suite
- Bedroom 3 - King size bed with en-suite
- Bedroom 4 - Double bed with en-suite
- Bedroom 5 - Twin bedroom with en-suite

Barn 4

- Bedroom 1 - Double bed
- Bedroom 2 - Double bed
- Bedroom 3 - King size bed, zip & link
- Bedroom 4 - Children's bedroom with bunk beds
- 2 bedrooms have en-suite shower rooms. 2 bedrooms have access to shared en-suite bathroom.

Barn 5

- Bedroom 1 - Four posted bed with en-suite
- Bedroom 2 - King size bed, zip & link with en-suite

Dinning Capacity

- Barn 1 - 14 however, when booked with another barn the table can be extended to seat 22.
- Barn 2 - 12
- Barn 3 - 10
- Barn 4 - 8
- Barn 5 - 4

Facilities

- Barn 1 - WiFi, underfloor heating, TV & DVD player, music system, BBQ with Al-fresco dinning for 14.
- Barn 2 - WiFi, underfloor heating, TV * DVD player, music system, access to games room, BBQ with Al-fresco dinning for 12 in enclosed courtyard garden.
- Barn 3 - WiFi, TV & DVD player, music system, games rooms, BBQ with Al-fresco dinning for 10 in enclosed courtyard garden.
- Barn 4 - WiFi, TV & DVD player and music system.
- Barn 5 - WiFi, TV & DVD player, games room, BBQ with Al-fresco dinning for 4.

Noise Restrictions

- The owners ask that any music is turned down by 11pm to avoid disturbing other guests (if not taken exclusively).

Check in & out times

- Check in 4pm
- Check out 4pm on Sundays, standard check out 10am.

Weddings

- The meadow is a perfect spot for a marquee
- Up to 80 guests
- Local companies can be recommended
- Please enquire for more details

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ACTIVITIES

Local activities and attractions

- Wells next to the Sea beach - 11 minutes
- Other Norfolk beaches close by
- Windsurfing and Sailing - 28 minutes
- Nature and wildlife boat trips - 30 minutes
- Pensthorpe wildlife park - 15 minutes
- Seal trips
- Hilltop outdoor centre - 30 minutes
- Fowley wood - Norfolks largest ancient wood - 26 minutes
- Sheringham Golf Club, overlooking the sea - 36 minutes
- North Norfolk Riding centre - 6 minutes









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LOCATION

Distance from:

- London - 2 hours, 50 minutes
- Birmingham - 2 hours, 50 minutes
- Lincoln - 2 hours, 5 minutes
- Nottingham - 2 hours, 35 minutes
- Norwich - 1 hour

Nearest airport

- Norwich - 1 hour

Nearest train station

- Sheringham - 25 minutes

Nearest Village

- Fakenham - 5 miles









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PRICES

Weekend - 3 night minimum stay

Please find the guideline starting prices for each Barn based on a low season date. We would be happy to confirm a more accurate price for any Barn based on your specific time of year and group size

Barn 1 - sleeping 14 guests

- 3 nights - £2,385

Barn 2 - sleeping 12 guests

- 3 nights - £1,775

Barn 3 - sleeping 10 guests

- 3 nights - £1,440

Barn 4 - sleeping 8 guests

- 3 nights - £1,225

Barn 5 - sleeping 4 guests

- 3 nights - £625

Exclusive use

There is the option to take exclusive use of the entire Norfolk Barn Estate, sleeping up to 52 guests across 6 individual Barns! Please find a guide to weekend pricing below, again based on a 3 night stay.

- £8,000 (January, February, March, November & December)
- £9,000 (April, September & October)
- £10,000 (May, June, July & August)

Weekly

Please find the guideline starting prices for each Barn based on a low season date. We would be happy to confirm a more accurate price for any Barn based on your specific time of year and group size

Barn 1 - sleeping 14 guests

- 7 nights - £3,625

Barn 2 - sleeping 12 guests

- 7 nights - £2,750

Barn 3 - sleeping 10 guests

- 7 nights - £2,150

Barn 4 - sleeping 8 guests

- 7 nights - £1,775

Barn 5 - sleeping 4 guests

- 7 nights - £1,035

Christmas & New Year

Christmas & New Year - 7 night minimum across all Barns.

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- Christmas - available, please enquire with guest numbers for confirmed pricing.
- New Year - available, please enquire with guest numbers for confirmed pricing.

Booking Terms

- A deposit of 1 third is required to secure a booking
- The balance is due 3 months prior to arrival
- A £500 refundable damages deposit is also required



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