

# Lambs Barn

Region: Norfolk Sleeps: 4

## Overview

Welcome to Lambs Barn, where peace and relaxation await you. This charming barn provides the perfect intimate holiday retreat, accommodating up to four guests amidst vibrant meadows and the wide Norfolk skies. Whether you're a small family or a group of friends, Lambs Barn offers a cozy and comfortable haven.

The open-plan living and dining area, along with the well-equipped kitchen, create a welcoming space for gatherings. Start your day with a leisurely breakfast before venturing out to explore the scenic Norfolk Coast. After a refreshing beach walk, return to the soft, squishy sofas and cozy up by the wood burner, perfect for cooler afternoons or enjoying family board games and puzzles.

The Master Suite features a beautiful four-poster bed adorned with floral fabrics by Flora Soames, while the second bedroom offers versatility, with the option to be set up as a King-size double or twin beds. With your own private garden and BBQ area, you can relish in far-reaching views of unspoiled countryside and an ancient Medieval church, providing a sense of space and serenity.

Your stay at Lambs Barn includes two double bedrooms, a fully-equipped open-plan kitchen, a wood burner with provided logs, underfloor heating, a TV with Freeview and DVD player, Wi-Fi access, and a dog-friendly policy. The private lawned garden and courtyard with a BBQ allow for outdoor enjoyment and relaxation.

Lambs Barn, is a delightful retreat where you can escape the hustle and bustle of everyday life and immerse yourself in peace and tranquility.

## Facilities

Barn • Great Value • Ideal for Teens • Wi-Fi/Internet • Pets on Request • Walk to Restaurant • BBQ • Coffee Machine • All Bedrooms En-Suite • TV • DVD • Working Fireplace/Woodburner • Heating • Rural Location • Walking/Hiking Paths • Cycling • Romantic



# Interior & Grounds

## *Interior Grounds*

- 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

## *Outdoor Grounds*

- Private, lawned garden and courtyard

## **Additional Facilities**

- Wi-Fi
- TV with Freeview and DVD player
- Wood burner with logs provided
- Underfloor heating
- BBQ





## Location & Local Information

Nestled in the heart of the enchanting Norfolk countryside, Lambs 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 Lambs 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.

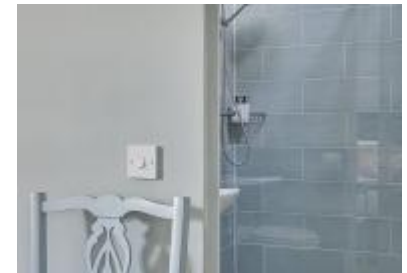
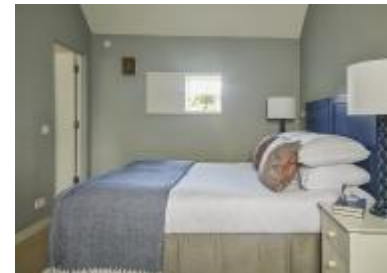
For those seeking more exhilarating activities, sailing in Morston, windsurfing or kitesurfing in Brancaster, or taking a boat trip to witness the seals at Blakeney Point are just a few of the thrilling options available. And when it's time to unwind, relish in the exquisite local cuisine offered at 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	<b>Norwich Airport (43.6 km)</b>
Nearest Train Station	<b>Dereham Station (26.8 km)</b>



Nearest Village	<b>Barsham (1.3 km)</b>
Nearest Town/City	<b>Fakenham (7.4 km)</b>
Nearest Restaurant	<b>The Barsham Arms (2.4 km)</b>
Nearest Bar/Pub	<b>Barsham Brewery (1.5 km)</b>
Nearest Supermarket	<b>Little Waitrose (6.2 km)</b>
Nearest Beach	<b>Holkham Beach (14 km)</b>
Nearest Golf	<b>Fakenham Golf Club (8.6 km)</b>
Nearest Tennis	<b>South Creake Tennis Club (5.8 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. The serene setting creates a tranquil atmosphere, perfect for a rejuvenating getaway!
- Just a short 10-minute drive away from Lambs Barn lies Wells-next-the-Sea, a town known for its commitment to healthy and environmentally friendly products. Explore the town's lively streets, filled with charming arcades, inviting pubs, and a diverse range of restaurants, including a focus on fresh seafood and authentic Italian cuisine
- Embrace the proximity to the sea and indulge in the fascinating activity of crab fishing. Find a cozy spot along the coast, armed with just a bucket, string, and bait, to engage in this exciting and memorable adventure

## 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: £125. 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, included in the rental price
- End of stay cleaning included?: 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
- Internet access?: Wi-Fi internet access included
- Minimum stay: 5-7 nights during peak season. 3 nights throughout all other periods. All other durations on request
- Changeover day: Flexible
- Pets welcome?: On request only and with prior agreement with the owner
- Smoking Allowed?: Smoking & Vaping are not permitted
- Insurance: Guests are required to be in possession of a valid insurance policy, which covers them for cancellations, loss of personal belongings, personal liability and any accidental damage caused during their stay