

# Milking Parlour Barn

Region: Norfolk Sleeps: 8

## Overview

Welcome to Milking Parlour Barn, a spacious and luxurious retreat. Nestled within historic farm buildings, this barn accommodates up to eight guests, offering a peaceful haven away from the hustle and bustle of everyday life. Immerse yourself in the lofty spaces, traditional flint walls, and soaring beamed ceilings, enhanced by a clean and serene design that encourages relaxation and rejuvenation.

Milking Parlour Barn features a generously-sized living area with floor-to-ceiling windows, providing breathtaking views of the picturesque Stiffkey Valley. It's an ideal choice for groups seeking space for yoga classes or wellness retreats, where the calming ambiance of the surroundings complements the practice.

The open-plan kitchen leads to a charming dining area with a French-style table framed by architectural mirrors. On the other side, you'll find a wonderfully spacious living area, furnished with large, comfortable sofas and a cozy wood burner, perfect for unwinding and gathering with loved ones.

Four cozy bedrooms, including a delightful children's bunk room, offer a peaceful escape at the opposite end of the barn. Additionally, a large, dog-friendly walled garden awaits, complete with an outdoor dining area and BBQ, where you can savor views of the rolling hills while enjoying a sundowner. For larger groups or special occasions, a connecting door to Threshing Barn next door provides the option to link two barns together, accommodating up to 20 guests for an unforgettable stay.

Your stay at Milking Parlour Barn includes four bedrooms, a fully-equipped open-plan kitchen, a wood burner with provided logs, underfloor heating, a TV with a DVD player, Wi-Fi access, and a dog-friendly policy. The large private courtyard garden with a BBQ and dining table offers a serene outdoor space for relaxation and enjoyment.

## Facilities

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



# Interior & Grounds

## *Interior Grounds*

- Open-plan, fully-equipped kitchen with cooker, hob, microwave, fridge/freezer, dishwasher, washing machine, tumble dryer, Nespresso Vertuo (please bring pods)
- Open-plan dining area with table seating 8
- Large living area
- Bedroom with a king-size bed and en-suite shower
- Bedroom with a king-size bed and shared Jack and Jill bathroom
- Bedroom with a super king-size bed and shared Jack and Jill bathroom
- Children's bedroom with bunk beds and en-suite shower room

## *Outdoor Grounds*

- Large private courtyard garden with a dining table

## **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, Milking Parlour 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 Milking Parlour 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 (43.6 km)
Nearest Train Station	Dereham Station (26.8 km)



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

- Milking Parlour Barn offers a generous amount of space, allowing guests to relax and unwind in comfort. The lofted ceilings, traditional flint walls, and serene design create a luxurious ambiance, inviting guests to enjoy a tranquil retreat
- Situated just a short 10-minute drive away from the vibrant town of Wells-next-the-Sea, Milking Parlour Barn provides easy access to a variety of amenities and attractions. Guests can explore the town's vibrant streets, filled with arcades, pubs, and a diverse selection of restaurants, perfect for sampling delicious cuisine
- With the sea in close proximity, guests can embrace outdoor adventures such as crab fishing. A short stroll to the coast allows you to find a cozy spot, armed with just a bucket, string, and bait, and engage in this unique and exciting activity!

## 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: £175. 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