

Petite Barn

Region: Norfolk Sleeps: 4

Overview

The beautiful Petite Barn is located in the magnificent grounds of The Meadows Estate. Set within 40 acres of picturesque, secluded grounds in the unspoilt Norfolk countryside. Guests can relax with the sounds of wild birds and, if lucky, spot a muntjac in the garden! This contemporary and sophisticated barn is the ideal base for those wanting to explore the Norfolk coastline and all that the charming countryside.

Newly renovated in 2023, the barn offers a chic and well-appointed interior. It has been thoughtfully designed to incorporate original features with contemporary details, making it perfect for the most discerning guests.

The barn can comfortably accommodate four guests, comprising an inviting open-plan kitchen, dining and living space with a wood burner. There is one sizeable primary bedroom with king size bed and a freestanding bathtub. The second is a twin bedroom, and both rooms have access to a private shower room.

The Petite Barn can be rented exclusively for up to 4 guests or with [The Meadow Manor](#) for larger groups.

Facilities

Cottage • **Recommended** • **Exclusive** • Wi-Fi/Internet • Electric Car Charger • All Bedrooms En-Suite • Smart TV • Rural Location • Walking/Hiking Paths • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites



Interior & Grounds

- Open Plan Kitchen/Dining Room and living room with wood burner
- Master Bedroom with King size bed and freestanding bathtub
- Twin bedroom with two single beds
- Two shower rooms with free standing showers, WC and wash basin



Location & Local Information

The Petite Barn at [The Meadows](#) is situated in an unspoilt rural position surrounded by farmland. The picturesque village of Litcham is roughly one mile away, where you can find a friendly local pub and a village store for necessities. For further amenities, the property is centrally located between three market towns - Swaffham, Dereham and Fakenham, each around 9 miles away. Swaffham holds a buzzing outdoor market every Saturday, offering an extensive selection of stalls showcasing a wide range of goods. It's not to miss!

Just twenty minutes away is Houghton Hall & Gardens, a stunning historical stately home. With an impressive collection of contemporary sculpture and a beautiful walled garden, it makes a wonderful family day out.

For some sea air, the stunning North Norfolk coast is just twenty miles north of the house. You'll find endless stretches of quiet sandy beaches at Wells-next-the-sea, Holkham beach and Brancaster Estate. Further West along the coast you can find the National Trust's Blakeney Nature Reserve, which offers beautiful coastal views, spectacular wildlife, and is home to the largest grey seal colony in England. Book yourself onto one of the many seal watching boat tours for an adventurous day by the sea!

If you're after a change of pace from the countryside, then Norfolk's famous cathedral city, Norwich, is forty-five minutes away. Here you can wander the historical cobbled lanes of England's largest medieval city. You'll find a charming mix of independent shops, cafes and galleries, nestled amongst cosy inviting pubs and medieval stone churches.

Local Amenities

Nearest Village	Litcham (2.3km)
Nearest Town/City	King's Lynn (32km)
Nearest Town/City	Norwich (43.1km)
Nearest Bar/Pub	George & Dragon (8km)
Nearest Train Station	Watlington (41.2km)



Terms & Conditions

- Security deposit: £500 credit card authorisation required, it is refunded in full subject to a damage inspection on departure.
- Arrival time: 4pm
- Departure time: 10am
- Energy costs included?: Included in the rental rate
- Linen & towels included?: Included in the rental rate
- Heating costs included?: Included in the rental rate
- Changeover day: Friday