

**kate & tom's**

*Extraordinary holidays, celebrations & adventures*



**Enjoying your stay at  
Little Greenway**

*Everything you need to get the most out of your stay*

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# Arrival



## Where We Are

Property Name:	Barsham Barns
Address:	Greenway Barns Great East Barn North Barsham
County:	Norfolk
Postcode:	NR22 6AP

## Check in and check out

Check in time:	4pm
Check out time for 2 night weekend booking:	10am Sunday
Check out time for 3 night weekend booking:	10am Monday
Check out time for 7 night week bookings:	10am Friday

# Getting to us

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The best postcode to use with satnav is:	NR22 6AP
Nearest train station and distance:	King's Lynn, 25 minutes drive
The nearest airport is:	Norwich, 45 minutes drive
Taxis are available	Tiny's 01328 888 888 Elite Travel 01328 821 812 Near & Far 01328 853 636

## Directions

From London and the A11, head for Swaffham on the A1065.

From Norwich take the A1067.

From King's Lynn take the A148 Cromer road.

From the A148 Fakenham bypass, follow signs for the B1105 to Wells-next-the-Sea.

Very shortly after turning off the bypass the B1105 turns off to the left at a small staggered crossroad. This has a signpost to Wells and also Holkham.

(If you pass a white cottage on the left you have gone too far. If you come to the church and pub you have gone much too far!)

After about a mile you will see pale blue field gates on either side, then as the road rises there is a crossroads and a sign to 'The Barshams' to the right.

Turn right here and carry on down the hill.

Continue past farm buildings on right, through woods and wind along the valley until you pass a row of terrace cottages on the left.

At the green by the telephone box turn right and follow the road down to entrance gates to the barns on the left on the lower road.

Please pull off the road to open gates and close behind you. Drive through main gate into the courtyard.

# Cooking & dining - chef services

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You'll find our top recommendations below. If you do discover any other gems please do let us know and we will share them with other guests visiting the property!

## **Chef Services**

### **Kelby Light, a fantastic local chef**

Kelby can prepare meals that are delivered to the barns. We just need at least one week's notice so ring us with your order and we'll arrange delivery. All you'll need to do is pop them in the oven!

Alternatively he can come to the barns to cook for you but will need a few weeks notice for private chef services.

# Cooking & dining - great places to eat & drink

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## **Nearest pub**

**White Horse Inn, Fakenham Rd, Fakenham, Norfolk, NR21 0LH**  
01328 820 645

Extended 17th century inn with restaurant. Good range of well liked home-made food, Greene King ales, friendly helpful staff; children and dogs (in bar) welcome.

## **Pubs**

**The Victoria, Holkham, NR23 1RG (8 miles / 14 minute drive)**  
01328 711 008

Trendy pub/restaurant close to the beach at Holkham. Menu relying heavily on the best ingredients the surrounding area has to offer and what is seasonally available, whether it be crabs from Cromer; mussels from Brancaster or venison, beef, game and eel from the Holkham Estate.  
[www.holkham.co.uk/victoria](http://www.holkham.co.uk/victoria)

**The Crown, East Rudham, PE31 8RD (9 miles / 15 minute drive)**  
01485 528 530

Newly refurbished stylish pub overlooking the village green with delicious new menu.  
[www.thecrowninnnorfolk.co.uk](http://www.thecrowninnnorfolk.co.uk)

**The Three Horseshoes, NR23 1NL (6 miles / 15 minute drive)**  
01328 710 547

Traditional Norfolk pub serving fine beers & wines and delicious home-cooked food. Lunches & evening meals. Famous for its puddings.

**The Kings Head, Letheringsett, Holt, Norfolk NR25 7AR (14 miles / 22 minute drive)**  
01263 712 691

The King's Head near Holt offers a homely mix of original features and modern-day comfort in its bar and restaurant.  
[www.kingsheadnorfolk.co.uk/](http://www.kingsheadnorfolk.co.uk/)

# Cooking & dining - great places to eat & drink

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## Restaurants

### **The Norfolk Riddle, Little Walsingham (2 miles / 6 minute drive)**

01328 821 903

Part of the Walsingham Farms Shop, the Riddle has a fantastic fish and chips shop takeaway and also a restaurant serving produce from the local farms and of course, fish and chips.

[www.norfolkiddle.co.uk](http://www.norfolkiddle.co.uk)

### **The Walsingham Café, Great Walsingham (3 miles / 8 minute drive)**

01328 822 255

Young chef Paul Stretton has won lots of awards for his delicious pies. Using local produce the cafe provides snacks, tea, coffee, cakes, cooked lunches and take-away hot food.

[www.walsinghamcafe.co.uk](http://www.walsinghamcafe.co.uk)

### **The Crown Hotel, Wells-next-the-Sea (6 miles / 12 minute drive)**

01328 710 209

The menu features traditional favourites, the best of modern British cuisine, and dishes influenced by the cooking of the Pacific Rim. A superb wine list complements the menus.

[www.thecrownhotelwells.co.uk](http://www.thecrownhotelwells.co.uk)

### **Sculthorpe Mill, Fakenham (6 miles / 15 minute drive)**

01328 856 161

Restaurant and bar with large selection of traditional and European dishes. Good range of beers and wines.

[www.sculthorpemill.com](http://www.sculthorpemill.com)

### **Morston Hall, Morston (12 miles / 23 minute drive)**

01263 741 041

Michelin starred chef Galton Blackiston's restaurant with daily changing set menu for dinner, one sitting at 7:30 for 8pm. Lunches on Sunday only. Exceptional food in relaxing and elegant surroundings. Book at least a month in advance!

[www.morstonhall.com](http://www.morstonhall.com)

### **The King's Head, Great Bircham (15 miles / 25 minute drive)**

01485 578 265

Stylish award winning hotel restaurant, innovative and unfussy menus. Young Norfolk chef who uses local seasonal fresh produce.

[www.the-kings-head-bircham.co.uk](http://www.the-kings-head-bircham.co.uk)

## Cooking & dining - great places to eat & drink

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### **The Wiveton Bell, Wiveton (16.1 miles / 27 minute drive)**

01263 740 101

Consistently good cooking and pleasant atmosphere makes The Wiveton Bell one of the most popular establishments in North Norfolk.

[www.wivetonbell.com](http://www.wivetonbell.com)

### **The White Horse Hotel, Blakeney (14 miles / 27 minute drive)**

01263 740 574

Local shellfish feature strongly, simply cooked mussels through the winter months and crabs in spring and summer. A blackboard of daily specials with the accent on fish compliments the printed menu. Good for families and groups. Cosy bar or larger conservatory.

[www.blakeneywhitehorse.co.uk](http://www.blakeneywhitehorse.co.uk)

### **The Moorings, Blakeney (14 miles / 27 minute drive)**

01263 740 054

Fresh simple honest food - fantastic local fish, shellfish, game in season, delicious meat and vegetarian dishes, puddings, and a well-chosen wine list. Situated on the High Street, close to the quay.

[www.blakeney-moorings.co.uk](http://www.blakeney-moorings.co.uk)

### **The Walpole Arms, Itteringham (20 miles / 35 minute drive)**

01263 587 258

Multi-award winning food and drink served in 18th Century oak-beamed bar and romantic restaurant - in summer garden & terrace.

[www.thewalpolearms.co.uk](http://www.thewalpolearms.co.uk)

### **The Neptune Inn Restaurant, Old Hunstanton (21 miles / 37 minute drive)**

01485 532 122 / 01328 878 345

The menu changes weekly depending on what game, fish and vegetables are in season. The chef, Keith Mangeolles, only uses fresh local produce. New England theme, great reputation.

[www.theneptune.co.uk](http://www.theneptune.co.uk)



# Cooking & dining - great places to eat & drink

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## **Best places to eat out with children**

**The Globe Inn, Wells-next-the-Sea**  
01328 710 206

Recently updated pub/restaurant owned by Holkham Estate. Simple home-cooked food available as bar meals or snacks, childrens' meals, using local and seasonal ingredients.  
[www.holkham.co.uk/globe](http://www.holkham.co.uk/globe)

## **Best Takeaways**

**Humble Pie, Burnham Market**  
01328 738 581

Humble Pie is a very good small deli in the Market Place, Burnham Market.  
[www.humble-pie.com](http://www.humble-pie.com)

**Byfords Cafe, Winebar & Deli, Holt (16 miles / 25 minute drive)**  
01263 711 400

Restaurant, cafe and delicatessen serving locally produced food in a cosy setting. Lunches, teas and dinner.  
[www.byfords.org.uk](http://www.byfords.org.uk)

**Blakeney Delicatessen, Blakeney**  
01263 740 939

This is a great small deli on the High Street in Blakeney with a choice of charcuterie, cheese, local vegetables and an interesting selection of wines.  
[www.blakeneydeli.co.uk](http://www.blakeneydeli.co.uk)

**Picnic Fayre, Cley next the Sea**  
01263 740 587

This is an award-winning delicatessen with an interesting selection of food, bread and cakes. Perfect for picnics! They also have a good and reasonably priced wine selection.  
[www.picnic-fayre.co.uk](http://www.picnic-fayre.co.uk)

# Cooking & dining - shopping for food

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## **Best local supermarket**

**Morrisons**, Clipbush Lane, Fakenham, East Midlands NR21 8SW  
01328 855 295  
[www.morrisons.com/](http://www.morrisons.com/)

**Tesco**, Oak St, Fakenham, Norfolk NR21 9DX  
0345 0269 522  
[www.tesco.com](http://www.tesco.com)

## **Butcher and Fish supplier**

**Arthur Howell Butcher**, Wells next the Sea  
01328 71 022

This is an excellent place for local meat and game, it's well-established and reliable.

**Gurney's Fish Shop**, Burnham Market  
01328 738 967

Gurney's is a small fish shop with fresh local fish, mussels and cockles in season, home smoked kippers and salmon. They also offer some ready meals, pates, delicious Thai fish cakes and fresh herbs.  
[www.gurneysfishshop.co.uk](http://www.gurneysfishshop.co.uk)

## **Bakery**

**Grooms Bakery**, Burnham Market  
01328 738 289

Grooms Bakery is a traditional bakery and great for bread and cakes. Situated in the Market Place.

## **Groceries**

**Benbow & Sons**, Holt  
01263 714 003

A traditional greengrocer with a good selection of fruit and vegetables, some locally grown.

**Back to the Garden**  
01263 715 996

Located at Brecks Farm, west of Letheringsett, Back to the Garden offers organic meat, fruit, vegetables and bread.

[www.back-to-the-garden.co.uk](http://www.back-to-the-garden.co.uk)

# Things to do - activities and pampering

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Our top recommendations for activities and pampering are below.

## **Horse riding**

### **North Norfolk Riding Centre**

01328 820 933

The North Norfolk Riding Centre offers lessons for all ages from beginners upwards. It also offers hacking in beautiful countryside. Occasional rides at Holkham for experienced riders only.

[www.norfolkhorseriding.co.uk/ridingschools.htm](http://www.norfolkhorseriding.co.uk/ridingschools.htm)

### **West Runton Riding Stables**

01263 837 339

This is a farm museum with working horses and British pony breeds. Opt for a lesson in a covered school or go for a ride through the countryside.

[www.norfolk-shirehorse-centre.co.uk](http://www.norfolk-shirehorse-centre.co.uk)

## **Golf**

### **Sheringham Golf Club**

01263 822 038

Links golf course overlooking the sea.

[www.sheringhamgolfclub.co.uk](http://www.sheringhamgolfclub.co.uk)

## **Fishing**

### **Glen Mere**

01263 761 303

Private lakes in woodland setting close to Cromer

### **Norfolk Fishing Trips**

Summer sea-fishing day trips.

[www.norfolkfishingtrips.co.uk](http://www.norfolkfishingtrips.co.uk)

## **Sailing**

### **Norfolketc**

01263 740 704

There's private tuition and private charter on offer at this family-run watersports centre in Blakeney Harbour

[www.norfolketc.co.uk](http://www.norfolketc.co.uk)

# Things to do - activities and pampering

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## **Branta Cruises**

07775 728 904

Two-hour boat trips to Scolt Head island with conservationist and warden Jon Brown  
[www.brantacruises.co.uk](http://www.brantacruises.co.uk)

## **Hunstanton Kitesurfing School**

Learn to kitesurf on the Norfolk Coast at this kitesurfing school in Hunstanton.  
[www.hunstantonwatersports.com](http://www.hunstantonwatersports.com)

## **Cycling**

### **On Yer Bike**

01328 820 719

Comfortable mountain bikes which can be delivered direct to the barns. Wells and Holkham Circuit Route  
Maps, pump, puncture repair kit, cycle locks & baskets all inclusive.  
[www.norfolkcyclehire.co.uk](http://www.norfolkcyclehire.co.uk)

### **Overland Cycle Hire, Holt**

01263 713 293 / 07733 445 511

[www.overlandcycles.co.uk](http://www.overlandcycles.co.uk)

## **Pampering**

For pampering in the comfort of your property, there is a range of treatments available from a local therapist including massage, pedicure, manicure, etc. Please book well in advance.

Please enquire via My Personal Sanctuary ([www.mypersonalsanctuary.co.uk](http://www.mypersonalsanctuary.co.uk)) via telephone number 01625 540 557 or email [enquiries@mypersonalsanctuary.co.uk](mailto:enquiries@mypersonalsanctuary.co.uk).

# Top things to do with children

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Our top recommendations for outings with children are below.

## **Sea Life Sanctuary, Hunstanton**

01485 533 576

The Sea Life Sanctuary has otters, penguins and more than 30 permanent displays all showcasing the rich diversity of life under the waves. There's a rescue sanctuary too.

[www.sealsanctuary.co.uk/](http://www.sealsanctuary.co.uk/)

## **Banham Zoo, Attleborough**

01953 887 771

This Zoo has 35 acres of beautiful parkland and gardens with innovative and exciting enclosures, providing sanctuary for almost 1000 animals ranging from big cats to birds of prey and shire horses.

[www.banhamzoo.co.uk/](http://www.banhamzoo.co.uk/)

## **The Thursford Collection, Thursford Green**

01328 878 477

The Thursford Collection has traction engines, mechanical organs, Wurlitzers and fairground rides.

[www.thursford.com/](http://www.thursford.com/)

## **North Norfolk Riding Centre, Holkham**

01328 820 933

The North Norfolk Riding Centre offers lessons for all ages from beginners upwards and hacking in beautiful countryside. Occasional rides at Holkham for experienced riders only.

## **North Norfolk Railway**

01263 820 800

This steam railway takes you through some lovely Norfolk countryside on the trip from Sheringham to Holt.

[www.nnrailway.co.uk/](http://www.nnrailway.co.uk/)

## **Wells & Walsingham Light Railway**

01328 711 630

Another great day out for railway fans on this narrow gauge steam railway from Wells. Just a 20-minute drive from our family friendly cottages at North Barsham.

[www.wellswalsinghamrailway.co.uk/](http://www.wellswalsinghamrailway.co.uk/)

# Top things to do with children

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## **Hunstanton Oasis Swimming Pool**

01485 534 227

Hunstanton Oasis is a leisure pool with flume and spa pool, squash court, sunbeds, cafe and fitness studio

## **Doodle Pots Café, Holt**

01263 713 135

A great day out and a chance to get creative by decorating your own pots and taking home a present you made yourself!

[www.doodlepotsnorfolk.co.uk/](http://www.doodlepotsnorfolk.co.uk/)

## **Dinosaur Park, Weston Longville**

01603 876 310

Life size dinosaurs hiding in the undergrowth plus activities for children and a playground.

[www.dinosauradventure.co.uk/](http://www.dinosauradventure.co.uk/)

## **Puppet Theatre, Norwich**

01603 629 921

Enchanting puppet theatre with changing programme throughout the year. Norwich is just a short drive from our cottages in North Barsham and Haveringland.

[www.puppettheatre.co.uk/](http://www.puppettheatre.co.uk/)

## **Glandford Shell Museum**

01263 740 081

The Shell Museum was built to house a collection of shells made over a period of sixty years by the late Sir Alfred Jodrell.

[www.shellmuseum.org.uk/](http://www.shellmuseum.org.uk/)

## **Holt Country House**

01263 516 062

There's a woodland and play area and seasonal events including guided walks, pond dipping, nightjarring, mountain bike adventure trails and shelter building/survival techniques.

## **Foxley Wood**

01603 625 540

This is Norfolk's largest ancient woodland. Open daily, except Thursday 10am-5pm

[www.norfolkwildlifetrust.org.uk/wildlife-in-norfolk/nature-reserves/reserves/foxley-wood](http://www.norfolkwildlifetrust.org.uk/wildlife-in-norfolk/nature-reserves/reserves/foxley-wood)

# Top places to visit & shop nearby

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## **Blickling Hall**

01263 738 030

This is a magnificent Jacobean house with a garden and park. The Hall is famed for its long gallery, fine tapestries, paintings and rare books. There's parkland and lakeside walks plus a sunken garden to discover. Reputedly home to the headless ghost of Anne Boleyn! There are various events all year round and it's open from April to October.  
[www.nationaltrust.org.uk](http://www.nationaltrust.org.uk)

## **Holkham Hall**

01328 710 227

Superb Palladian house and ancestral home of the Earls of Leicester. Set in acres of parkland Holkham Hall has cafes and shops and events all year round.  
[www.holkham.co.uk](http://www.holkham.co.uk)

## **Sandringham House**

01553 612 908

Sandringham is the country house of the Queen and Duke of Edinburgh. The main ground floor rooms are open to the public and house collections of porcelain, jade, furniture and family portraits. There's a glorious 60-acre garden, garden folly, Queen Mary's summerhouse, parterre, rock, alpine gardens, water and woodland.

## **Oxburgh Hall**

01366 328 258

Oxburgh Hall is a moated and turreted Tudor house built in 1482. There are panoramic views from the top of the medieval gatehouse. Rich interiors, embroidery by Mary Queen of Scots and 16th century priest hole. It has 18 acres of French parterre, herbaceous borders, kitchen garden, orchard, woodland walks and wilderness area.

## **Houghton Hall**

01485 528 569

Houghton Hall is an early 18th century house built for Sir Robert Walpole. It has 350 acres of rolling parkland, a collection of 20,000 model soldiers and militaria, heavy horses, gift shop and picnic area. There's also a spectacular 5 acre walled garden, herbaceous borders, landscaped parkland, rose and sunken garden and parterre.

## **Tales of the Old Gaol House, Saturday Market Place, King's Lynn**

01553 774 297

Experience an atmospheric visit to the old cells, hear tales of local witches, murderers and highwaymen or try out the stocks in the old market square.

## Top places to visit & shop nearby

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### **Bircham Windmill**

01485 578 393

Windmill museum, tearoom, gift shop, bakery, garden and play area. There's also fresh bread for sale.  
[www.birchamwindmill.co.uk](http://www.birchamwindmill.co.uk)

### **Langham Glass Factory**

01485 529 111

Located in East Rudham, near Fakenham, you can watch glassmaking at the Langham Glass Factory and listen to glassmakers as they demonstrate their skill. There's also a video, glass information area and marble-based games tables.

### **Go Ape!**

0870 458 9187

High wire forest adventure course in Thetford Forest with rope bridges, tarzan swings and zip slides. Trek from tree to tree through the forest canopy

### **Iceni Village**

01760 724 588

The Iceni Village at Cockley Cley near Swaffham is a representation of a typical Iceni settlement of 2000 years ago. Walk through the gateway and experience the atmosphere of Iron Age Norfolk.

### **Cromer Museum**

01263 513 543

Cosy Victorian fisherman's cottage with recreation of 19th century life in Cromer. It has a geology gallery of amazing fossils found in Norfolk, childrens' workshops, natural history walks and Victorian Living History days.  
[www.museums.norfolk.gov.uk](http://www.museums.norfolk.gov.uk)



# Useful information

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## **Little Greenway at a glance:**

### **Bedrooms and Bathrooms**

- Sleeps up to four
- Two bedrooms, both with kingsize beds, one able to be converted to twins and ensuite bathrooms

### **Cooking and Dining**

- Dining seats four guests

### **Children Welcome**

- Two games rooms, one with table tennis, one with table football
- TV, Cable and DVDs
- Children must be supervised when entering the spa pool / jacuzzi areas at any time

### **Where we are**

- The postcode is NR22 6AP
- The nearest village is Fakenham, 5 miles
- The nearest train station and distance is King's Lynn, a 25 minute drive
- The nearest airport is Norwich, a 45 minute drive
- Ample parking space

### **Things to Do Inside**

- Stereo
- CD Player
- DVD Player
- TV with Freeview
- Wi-fi
- Table Tennis
- Table Football

### **Things to Do Outside**

- Barbeque
- Terrace
- Garden

### **Activities**

- Horse Riding
- Sailing and Windsurfing
- Nature and Wildlife Boat trips
- Pensthorpe Wildlife Park
- Sheringham Golf Club

### **Top Things to Do for Children**

- Hilltop Outdoor Centre

# Useful information

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- Sea Life Sanctuary
- Banham Zoo
- Dinosaur Park

## **Payment Process**

- We take a one third deposit at the time of booking
- The balance is due three months before the date booked

## **Cautionary Deposit**

- £500 refundable deposit

## **House Restrictions**

- Smoking is not permitted on the property
- No pets allowed
- Noise policy in place
- Not suitable for Wheelchairs

## **Arrival and Departure**

- Check in 4pm
- Check out 10am

## **What's Included**

- Fireplace
- Central Heating
- Underfloor heating in winter months
- Welcome tea tray and flowers on arrival including tea, milk, sugar and local Norfolk biscuits or cake

# Guest Reviews

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'This house is certainly the most beautiful I have ever seen. We and our kids had a wonderful stay there. The house is beautifully designed and decorated, while remaining very comfortable. Many toys are available (they're hidden of course!)

Let's not forget the great location - about 5 minutes' drive to Rye and the sea. And, last but not least, about 5 minutes' walk from the nearest grocery

This is the perfect place for a stay in South-East England - a stay that you will remember for a very long time' –  
*Kieren*