



THE STORY OF

# 2 Park Farm Barns

*Snettisham, Norfolk*

SOWERBYS

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# 2 Park Farm Barns

Bircham Road, Snettisham  
Norfolk, PE31 7NG

Barn Style Property

Modern Open-Plan Living

Utility Room

Four Double Bedrooms

Generous Garden

Excellent Surrounding Views

Ample Parking

Double Garage

SOWERBYS HUNSTANTON OFFICE

01485 533666

hunstanton@sowerbys.com



“A wonderful amount of space and a great hub for entertaining”

Welcome to this stunning modern barn-style property, perfectly situated in a private complex on the edge of the serene village of Snettisham. Just a few minutes stroll will take you to the charming local shops and award-winning eateries, blending rural tranquillity with urban convenience.

Discover the expansive open-plan living space, ideal for hosting gatherings with family and friends. The current owners have embraced the generous ground floor by arranging the space as three distinct areas which work together perfectly. There is plenty of opportunity to utilise this in many ways and put your own stamp on it too. The stylish interiors seamlessly extend to the

garden through large doors, creating a harmonious indoor-outdoor living experience with wonderful views towards the neighbouring paddock. Additionally, there is a separate utility room and convenient WC on the ground floor, another practical element for everyday living.

Upstairs, you will find four spacious double bedrooms, each offering a peaceful retreat at the end of the day. The principal bedroom situated at the rear of the property, also enjoys the views across the fields and boasts a luxurious en-suite bathroom, while a well-appointed main bathroom serves the remaining bedrooms.



“...large double doors open out to create a harmonious indoor-outdoor living experience.”





A gravel driveway leads to the double garage and further space to the side, providing ample parking and storage. A trellis fence separates the driveway from the rear garden, where flourishing plants and shrubs have been encouraged to grow, creating a welcoming feel and a pop of colour to the garden. The lawn wraps around the side and rear of the property, offering the ideal corner for home growing, while maintaining a vast amount of lawn to enjoy.



The garden also features an attractive patio area, creating an ideal summer dining space for hosting, or simply a peaceful spot to enjoy breakfast.



Experience the perfect blend of modern comfort and rustic charm in this exceptional home, where every detail has been thoughtfully designed to enhance your lifestyle.





First Floor  
Approximate Floor Area  
910 sq. ft  
(84.52 sq. m)



Ground Floor  
Approximate Floor Area  
1,367 sq. ft  
(126.98 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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ALL THE REASONS

# Snettisham

IN NORFOLK  
IS THE PLACE TO CALL HOME



For a small, coastal village, Snettisham has a big reputation, not least as a gourmand's getaway. Add to this a wealth of pretty

period properties and it's not surprising that many come for a weekend only to seek a more permanent place to stay.

With a primary school, GP surgery and dental practice, plus a central chemist and supermarket, plus a handy local builder's merchant for any renovations, the village is extremely well serviced. A small retail park, Poppyfields, and The Granary, which is a treasure trove of craft, antiques and collectibles, sit on the edge of the village and are fun to explore.

Resplendent St Mary's Church which sits on a hill behind the village centre was built in the 14th century and has an 172ft spire that was once used as a landmark for ships on The Wash.

Follow the hill down to the village and you'll pass the Rose & Crown pub, which has won numerous awards. Diners are spoiled for choice as Snettisham is also home to The Old Bank, which was named The Good Food Guide Best Local Restaurant in 2019 and is also listed in the Michelin Guide. For coffee, brunch or an evening of wine, nibbles and jazz, try the sister business next door, The Old Store.

Snettisham is home to a RSPB nature reserve and Wild Ken Hill, a rewilding site using regenerative farming to return the land to its natural stage. Walk or cycle the old farm path from the A149 to watch the spectacle of migratory birds soar and settle on the edge of the lagoons. Or up the adrenaline level at Snettisham Beach Sailing Club which offers paddleboarding, kayaking, windsurfing, kitesurfing and dinghy sailing, alongside a vibrant social events calendar.

Whatever pace you enjoy, there can be few places as appealing as Snettisham to enjoy some of the finer things in life.



Note from Sowerbys



Snettisham Beach.

“From field views, to village bustle to fresh sea air... everything is on the doorstep.”

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## SERVICES CONNECTED

Mains water, electricity, gas and drainage. Gas central heating.

## COUNCIL TAX

Band E.

## ENERGY EFFICIENCY RATING

To be confirmed.

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

## TENURE

Freehold.

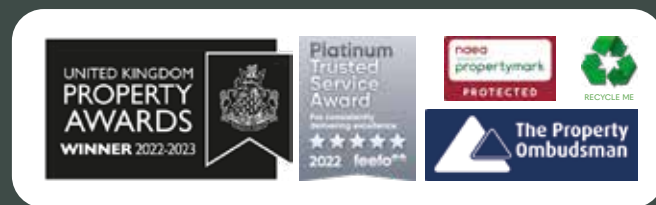
## LOCATION

What3words: ///required.broached.chill

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# SOWERBYS



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