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THE STORY OF  
**Malthouse Barn**

*Heacham, Norfolk*

**SOWERBYS**



THE STORY OF

# Malthouse Barn

Heacham, Norfolk  
PE31 7EQ

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Barn Conversion

Sympathetically Restored

Quality Finish

Ample Reception Rooms

Attractive Kitchen with Four-Oven Gas Aga

Utility Room

Four Bedrooms

Four Bathrooms

Fully Landscaped Gardens

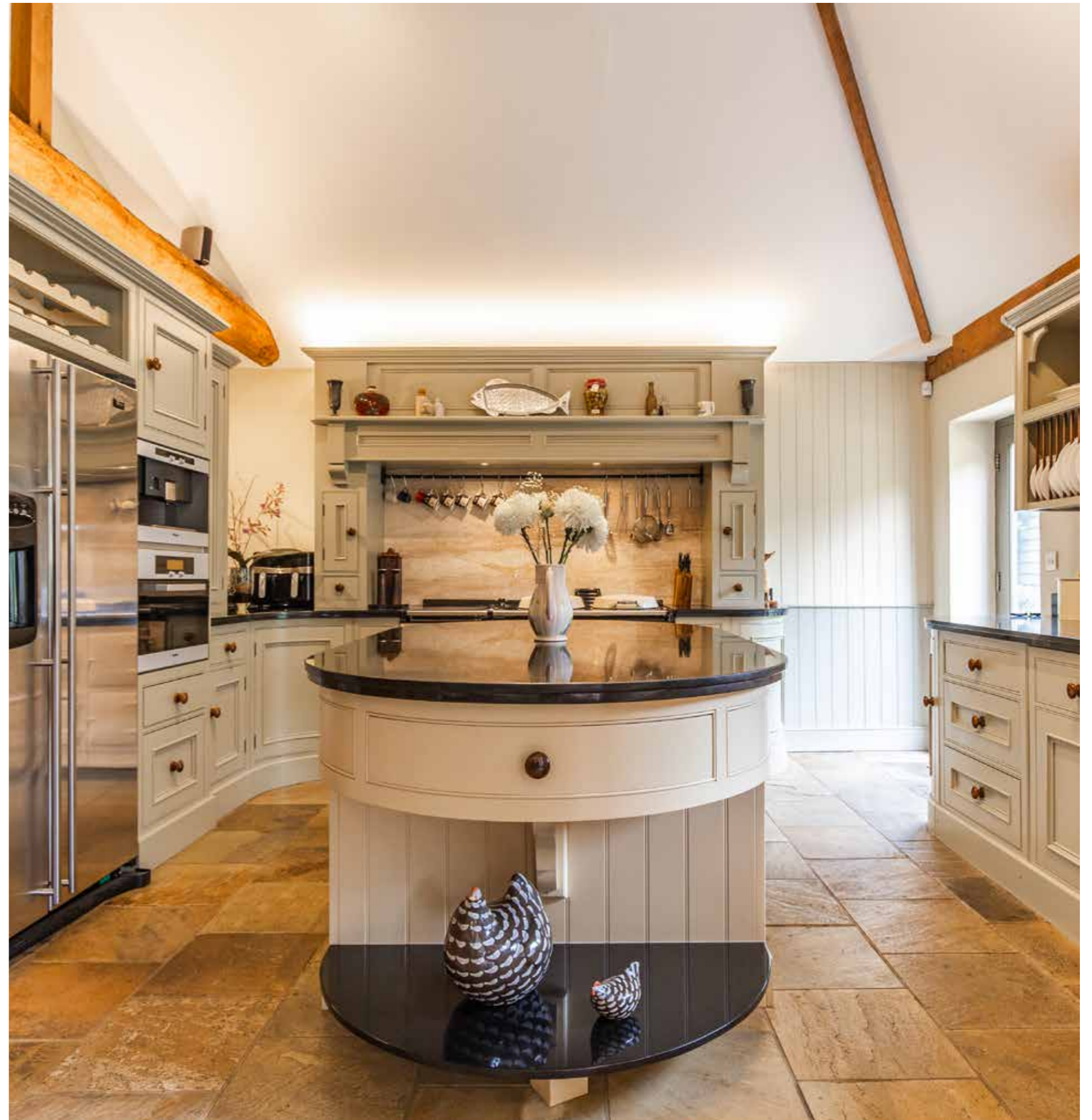
Large Garage

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Welcome to this truly exceptional barn conversion, where modern luxury meets rustic charm in a peaceful, secluded setting. Finished to an impeccable standard, this home offers the ultimate in privacy while still being perfect for family living and entertaining.

Upon entering, you're greeted by a stunning handmade kitchen, complete with high-end appliances, including a four-oven gas Aga, and elegant craftsmanship. The kitchen seamlessly flows into the spacious family room, creating a warm and inviting space. The family room can be extended into an additional reception area, both of which open out to the garden through large doors, making this the ideal spot for hosting gatherings or simply enjoying the serene outdoors.

The formal sitting room offers a cosy retreat, featuring a striking fireplace as its centrepiece. This room leads into a beautiful conservatory, bathed in natural light, where you can relax while overlooking the thoughtfully landscaped garden.

On the ground floor, you'll find three generously sized bedrooms, each with its own en-suite, providing comfort and convenience for family and guests alike. The principal bedroom also has its own dressing room, and the en-suite features a large, natural stone walk-in shower. Upstairs, a further bedroom offers a true sanctuary, with a luxurious en-suite with both a bath and shower, and plenty of space to unwind.







The outdoor space is nothing short of breathtaking. The garden, meticulously designed by the current owners, is a blend of mature shrubs, vibrant plants, and both patio and lawn areas, making it perfect for relaxing, dining al fresco, or enjoying the changing seasons. A stylish garden room, complete with its own shower, offers versatile space for a home office, gym, or guest accommodation.

To top it off, the property boasts a large garage with ample space for multiple vehicles, making it perfect for car enthusiasts or those needing extra storage.

Living here means enjoying the best of both worlds – the tranquillity of countryside living with easy access to modern amenities, all wrapped in luxury and timeless charm.





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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# Heacham

A BEAUTIFUL ARRIVAL TO A LOVELY VILLAGE

Norfolk Lavender on the A149 coast road is the landmark that tells you you've arrived at Heacham. Long popular with local families, thanks to a thriving primary and junior school, the village is large and offers a diverse blend of period properties and newer additions, plus a growing number of stunning beachfront houses, many with beautiful, first floor living areas that take full advantage of their shoreline position and rolling sea views.

Along with numerous pretty carrstone period houses, the village has grown in recent years and is bordered by a new development, Butterfield Meadow, on the edge of Hunstanton to the east and Lamsey Lane to the west. It is well-serviced by two supermarkets, Tesco Express and Lidl on the A149, a Post Office, electrical store, chemist, GP surgery and gym, along with an alternative health clinic.

Spending time outside is part of everyday life here – it could be why so many of us become dog owners to enjoy a daily walk or two. Indulge your love of the great outdoors further with a bike ride or game of golf. Cyclists should pit-stop at A E Wallis, which has been selling and servicing bicycles since 1939. If golf is your game, enjoy a round at Heacham Manor, rated in Golf World's Top 100 Golf Resorts, or perfect your swing at its driving range. Alternatively, slow the pace with an easy walk to one of the village's two beaches where you will find a sandy spot to enjoy one of west Norfolk's legendary sunsets.

It's easy to see why this coastal village offers the best of both worlds and appeals so much to those looking for a much-coveted home within walking distance of the beach and amenities, but without the bustle of a busy tourist trap. Come and discover your place in the sun, too.



*Note from Sowerbys*



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## SERVICES CONNECTED

Mains water, electricity, gas and drainage.

## COUNCIL TAX

Band G.

## 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: ///opposites.tidy.accented

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# SOWERBYS

To mark our 30th anniversary year, we're making a donation to these Norfolk charities every time we sell a home

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Journey

 St Martins  
more than a home  
for the homeless

 mind  
Norfolk and  
Waveney

 Cancer  
Charity  
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