



THE STORY OF

Owl Barn

Fring, Norfolk

SOWERBYS



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Fring, Norfolk
PE31 6SH

Spacious Two Bedroom Barn Conversion

Countryside View

Modernised Throughout

Family Bathroom and En-suite

Short Drive to Coast

Open Plan Kitchen/Dining/Living Space

Cosy Wood-Burner

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Nestled within a charming complex of barns, Owl Barn offers the perfect blend of rustic charm and contemporary living, surrounded by breathtaking views. As you approach, a five-bar gate secures the private parking area, with a storage shed nearby. The outdoor space is ideal for soaking up the peaceful surroundings, featuring a patio area and raised lawn with stunning field views to the rear—a truly idyllic spot to relax or entertain.

Step inside, and you're welcomed into a beautifully refurbished open-plan living area. The newly fitted oak flooring sets a warm and inviting tone, while the spacious, modern kitchen with an island and breakfast bar makes this the true heart of the home. The living area extends seamlessly from the kitchen, with ample space for a dining table, comfortable seating, and a cosy wood-burning stove framed by an open fireplace—a perfect setting for everyday living and special gatherings.

A hallway leads further into the barn, offering a stylish second bedroom and a newly fitted bathroom that uses reclaimed oak worktops and high ceilings to give a sense of characterful charm. At the end of the hallway lies the principal suite, an impressive retreat with a generously sized bedroom, extensive fitted storage, and a beautifully appointed en-suite. Original features, such as exposed ceiling timbers and the traditional brick and flint exterior, add character and authenticity to this modernised country home.

Owl Barn presents an exceptional haven to call home and a rare opportunity to enjoy the peacefulness of rural life while only being a short drive to the coast or to links at the King's Lynn train station, which offers regular service to London.





I would describe my home as a beautiful coastal property - moving here gave me more space.







The property has gone through a massive renovation.



Approximate Floor Area
1,393 sq. ft
(129.43 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.

Fring

HEART OF WEST
NORFOLK

Looking to live the idyllic Norfolk village life? Fring is a small rural village located in the heart of west Norfolk within easy access of the beautiful north Norfolk coast.

Just seven miles from the sea, yet a comfortable breeze away from the coastal crowds in the heat of summer, and within a comfortable drive of the market towns of Fakenham and elegant Holt, and of course the neighbouring village of Docking.

Docking has a thriving nursery and primary school, and the heart-warming sound of young children enjoying playtime often echoes in the surrounding streets, as it has for centuries. Well-serviced, Docking also has a GP surgery, village store with Post Office, playing field, tennis court and bowling green, along with a popular fish and chip shop and good local, The Railway Inn.

You may be inspired to try your hand at The Good Life and grow your own, but if you lack a green thumb try the weekly farmer's market at the village's Ripper Memorial Hall. Held on Wednesday mornings, shoppers come from far afield to fill their baskets with super-fresh produce from local smallholders and jars and delicacies from Norfolk artisan producers.

Offering the best of coast and country, it's easy to see why this area in Norfolk is such a sought-after spot.



Note from the Vendor



“The village is a wonderful place to be, with next to no traffic.”



SERVICES CONNECTED

Mains water, electricity and drainage. Oil fired central heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

C. Ref:- 0062-2886-6631-2800-2381

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: ///superbly.loitering.albatross

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS

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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**
— EST. NORFOLK 1989 —

 **East Anglian
Air Ambulance**

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