



THE STORY OF

Southgate Barn

Snettisham, Norfolk

SOWERBYS



THE STORY OF

Southgate Barn

Snettisham, Norfolk
PE31 7Q

Spacious Barn Conversion

Additional Two Bedroom Annexe

Attractive Kitchen/Dining Room

Spacious Living Room

Family Room

Four Bedrooms

Three Bathrooms

Boot Room

Walk-in Cold Pantry

Car Port and Double Garage

SOWERBYS HUNSTANTON OFFICE

01485 533666

hunstanton@sowerbys.com





Tucked away at the end of a peaceful lane, yet just a short stroll from the heart of the bustling village, this exceptional barn conversion seamlessly blends character, space, and contemporary living. Offering a perfect balance of rural charm and modern convenience, this home is designed for both relaxed family life and effortless entertaining.

From the moment you step inside, a sense of warmth and grandeur unfolds. Exposed beams and vaulted ceilings create a striking first impression, while thoughtful modern touches, high-quality finishes, and a carefully considered layout ensure both comfort and practicality.

At the heart of the home, the stunning kitchen/dining room is a true showpiece, showcasing exceptional craftsmanship with beautifully handmade cupboards, three Neff Slide & Hide ovens, a hot tap, and a walk-in cold pantry. This well-appointed space is perfect for both everyday family meals and hosting special gatherings, with sliding doors opening directly onto the enclosed rear garden—ideal for summer entertaining. The cosy family sitting room, with its charming beamed ceiling and feature fireplace, provides a warm and inviting retreat, while the expansive vaulted-ceiling family room is bathed in natural light, creating a wonderfully bright and airy space to relax and unwind.

Adding to the home's versatility, a separate study provides an ideal work-from-home setup, ensuring a quiet and productive space. Meanwhile, a ground-floor bedroom with an en-suite offers flexibility for guests or multi-generational living. Thoughtfully designed for modern country living, the carport links directly to the boot room and utility room, a practical addition that has been invaluable for the current owners when returning from countryside walks with muddy boots and four-legged friends.



Upstairs, three generously sized bedrooms continue the home's spacious and airy feel. The principal suite is a true retreat, boasting a modern and well-fitted en-suite with high-quality fixtures and a sleek, contemporary design. The remaining two bedrooms are equally well-proportioned, providing ample space for family or guests. They are served by a stylish family bathroom, complete with a stunning claw-foot bathtub, a waterfall showerhead, and even a luxurious sauna—an indulgent feature that transforms daily routines into a spa-like experience, perfect for unwinding after a long day.

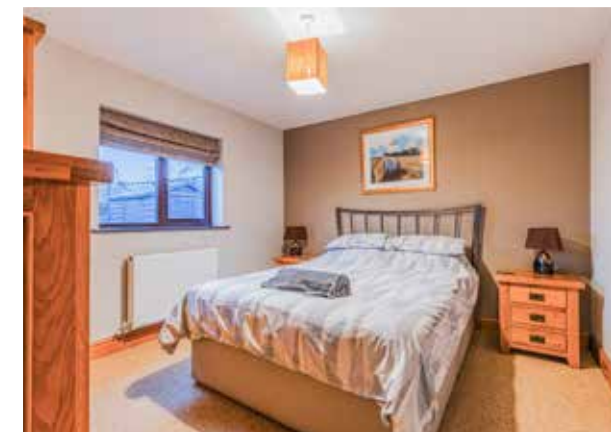




Outside, the property excels in both practicality and charm. A double garage and ample driveway provide parking for multiple vehicles, while the enclosed rear garden is designed for both relaxation and entertaining. A raised decking area creates the perfect spot for alfresco dining, morning coffee in the fresh country air, or evening drinks under the stars. The surrounding lawn offers plenty of space whilst mature hedging and fencing provide privacy and well-placed planting adds seasonal colour and interest throughout the year. The outdoor space is a true extension of the home's inviting ambience.

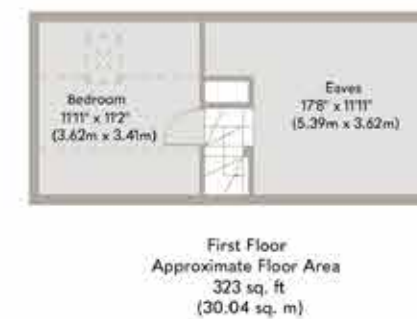
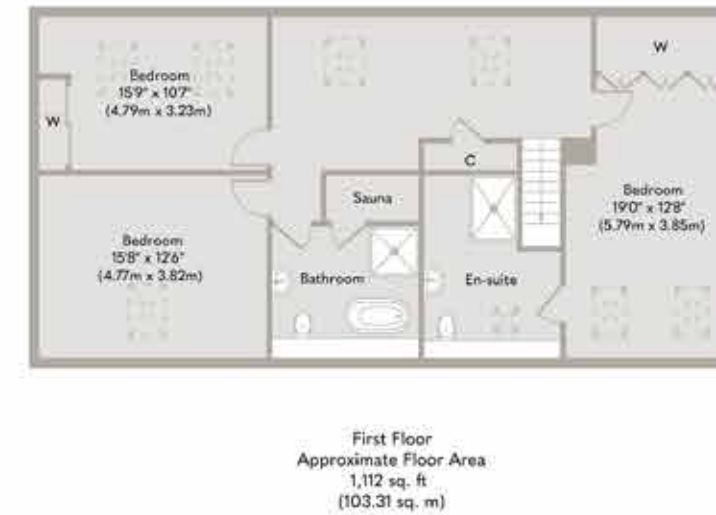
Offering the best of both worlds, this stunning barn conversion delivers the tranquillity of a secluded setting with the convenience of village amenities just moments away. Whether you're searching for a spacious family home or a property with excellent income potential, this remarkable home is not to be missed.





Adding to this home's versatility and appeal, a beautifully designed two-bedroom annexe, seamlessly connected via the carport, provides a private and self-contained space ideal for extended family, guests, or even as a lucrative holiday let. With its own entrance, living area, kitchen, and well-appointed bedrooms, it offers complete independence while remaining conveniently close to the main house. The main bedroom and bathroom are located downstairs, making it an excellent option for those who prefer to avoid stairs. Additionally, the annexe benefits from parking for two vehicles and a private garden, enhancing its practicality and 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.

Copyright V360 Ltd 2023 | www.houseviz.com

Snettisham

SMALL VILLAGE, BIG REPUTATION

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, and described by architectural historian Pevsner as, "perhaps the most exciting decorated church in Norfolk".

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. 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



Dining Room

"The stunning kitchen/dining room provides a fantastic social space, with doors opening onto the enclosed rear garden—perfect for summer entertaining."



SERVICES CONNECTED

Mains electricity, water and drainage. Gas fired 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: ///undertone.lined.shade

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

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

*Nelson's
Journey*

 **St Martins**
more than a home
for the homeless

 **mind**
Norfolk and
Waveney

 **Cancer
Charity**
— EST. NORFOLK 1989 —

 **East Anglian
Air Ambulance**

Sowerbys Estate Agents Limited is a company registered
in England and Wales, company no: 05668606.
Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

