



THE STORY OF

The Old Stables

Stanhoe, Norfolk

SOWERBYS



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The Old Stables

Station Road, Stanhoe, Norfolk
PE31 8QN

- Converted Former Stable Block
- Three Double Bedrooms
- Substantial Kitchen/Dining Room
- Large Private Gardens
- Cosy Sitting Room
- Full Length South-Facing Patio
- Double Cart Shed
- 2,174 sq. ft. of Single Story Living

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Nestled in a tranquil rural setting, The Old Stables is a beautifully converted red-brick stable block offering character, space, and an enviable indoor-outdoor lifestyle.

This single-storey home has been a much-loved family residence for more than 20 years and now presents an exciting opportunity for a new owner to add their own touch. At the heart of the home is the expansive 24ft by 24ft kitchen and dining room – a true social hub, ideal for family gatherings and entertaining. With ample room for a large farmhouse table, generous worktops, and the convenience of both a separate pantry and utility room, this is a dream space for anyone who loves to cook and host.

The sitting room is equally inviting, featuring a central log burner – perfect for cosy winter evenings after a bracing countryside walk or a visit to the nearby Duck Inn. There are three well-proportioned double bedrooms, including a principal suite with en-suite bathroom. The remaining two bedrooms share a stylish family shower room, with the added convenience of a guest WC.





Maximising its southerly aspect, The Old Stables enjoys a full-length raised patio, allowing you to follow the sunshine throughout the day – an idyllic spot for morning coffee, al fresco dining, or simply unwinding with sunset views.

Practicality meets charm with ample gated off-street parking and a large double cart shed, which also houses a useful garden store. To the rear, a substantial and private garden backs onto open farmland, offering peace, seclusion, and beautiful countryside views.

With its rich history as a cherished family home, The Old Stables is now ready for its next chapter – offering an incredible opportunity for those seeking a spacious, characterful home with scope for enhancement in a stunning rural location.



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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Stanhoe

TRANQUIL VILLAGE CHARM WITH
AWARD-WINNING LOCAL FLAVOURS

Stanhoe is a small rural village centred around a large duck pond. The award-winning Duck Inn serves the very best in locally sourced produce, while Stanhoe Stores offers essentials alongside locally produced meats, cheeses, chutneys, chocolates, fresh bread and pastries. The village also has a church, All Saints – one of six churches in the United Benefice of Docking, which includes the parishes of Bircham, Sedgeford and Docking. The village hall, also known as the Reading Room, hosts regular activities and has shown films since 2012 via a community screen.

Around seven miles away lies Brancaster, one of the most desirable coastal villages on the north Norfolk coast. Renowned for its mussels and unspoilt sandy beaches, it's set within an Area of Outstanding Natural Beauty. The village is home to The Ship public house, a primary school, village hall with shop and club, and the prestigious Royal West Norfolk Golf Club. Nearby Brancaster Staithe also offers excellent sailing facilities.

Just four miles from Stanhoe, Burnham Market is perfect for browsing boutiques, enjoying family holidays or soaking up the atmosphere during the world-famous horse trials. Dining out is a highlight here – Socius serves British-inspired tapas near Foundry Place, and NoTwenty9 offers a relaxed bar, restaurant and courtyard ideal for summer evenings.

Fashion thrives on the Champagne Coast, with Anna's boutique, Percy Langley, The Hat Shop, Gun Hill Clothing Company, Joules and Jack Wills offering something for every style.



Note from Sowerbys



“This has always been a much-loved home.”



SERVICES CONNECTED

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

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

E. Ref:- 2478-6023-7273-3075-7964

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: ///overused.jotting.speeding

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SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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