



THE STORY OF

# 3 Manor Court

*Syderstone, Norfolk*

SOWERBYS



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# 3 Manor Court

The Street, Syderstone, Norfolk  
PE31 8SD

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Barn Conversion

Brick and Flint Exterior

Kitchen/Breakfast Room

Generous Reception Room

Principal Bedroom with En-Suite  
and Dressing Room/Office

Two Further Double Bedrooms and  
One Single Bedroom/Office

Family Bathroom

West-Facing Raised Decked Terrace and Garden

Double Garage and Off Street Parking

Peaceful Location

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Nestled in the picturesque and little known North Norfolk village of Syderstone, 3 Manor Court is a beautifully crafted barn conversion which offers a unique blend of traditional charm and modern living.

Located just off the high street, this discreet collection of barn conversions provides the perfect retreat from the hustle and bustle, while still being part of a vibrant and welcoming community. Number Three embodies the timeless beauty of a traditional barn conversion with its classic brick and flint exterior, however, you'll find that the interior is anything but conventional.

The spacious and inviting living areas are at the front of the property, with a delightful flow between the rooms. The kitchen/breakfast room offers plenty of space for casual meals or catching up over a morning coffee with friends. On the opposite side of the entrance hall, the reception room features a large dining area perfect for hosting both intimate and more formal gatherings. This room also offers a cosy seating area with a log-burner style electric fire. French doors lead out to a raised decked terrace, a west-facing space that enjoys southern exposure, making it an idyllic outdoor spot during the warmer months.

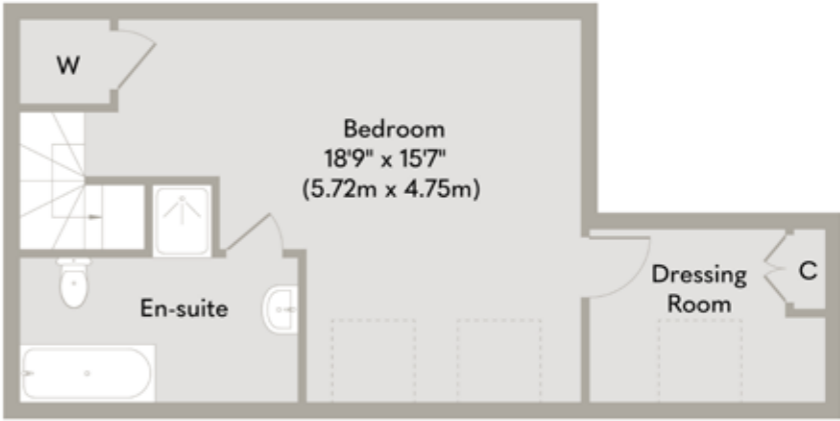
The ground floor also features three bedrooms, two generous doubles and one which has been used as a home office, and these bedrooms share a well-appointed family bathroom. The first floor bedroom suite is a luxurious retreat with an en-suite bathroom, walk-in dressing room or additional office space, and plenty of room to unwind. While it would make an exceptional principal suite, it's also an ideal space for children and their friends to enjoy as a playful dormitory.



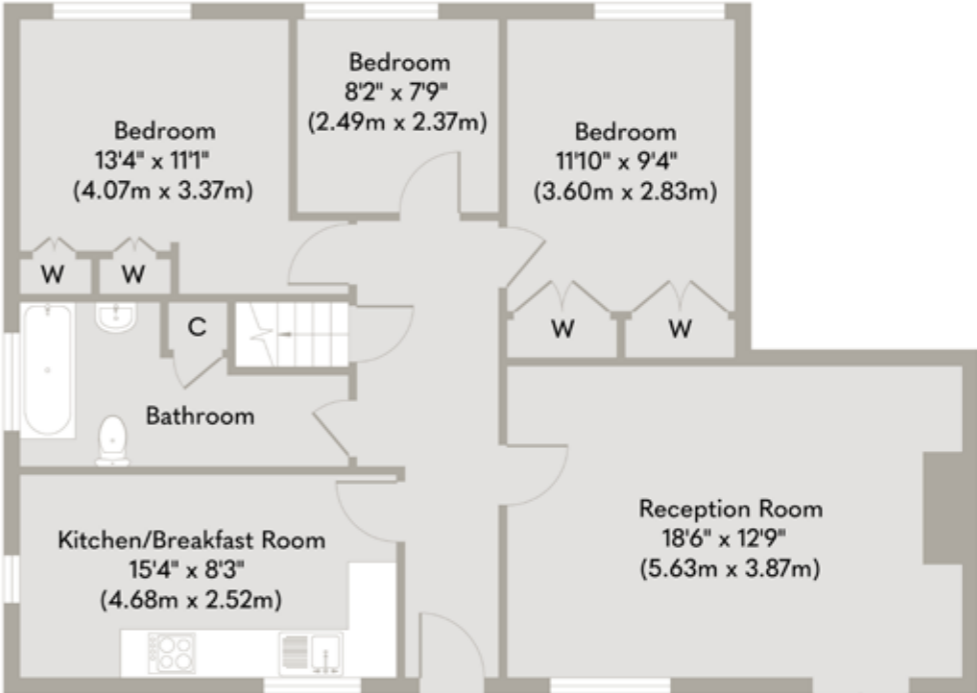


Outside, the property is complemented by a beautifully maintained, easy-to-care-for garden that faces west and is open to the south. This suntrap is the perfect spot for relaxing, entertaining, or soaking in the afternoon and evening sun with an ice cold drink and the smells of a barbecue cooking in the air. To the rear, you'll find a double garage and additional off-street parking, ensuring convenience and ease.

3 Manor Court has been a much-loved home from home for the current owners, their children, and more recently, their grandchildren. The peaceful surroundings and close-knit community have made Syderstone a cherished place to live, and with its location in one of North Norfolk's most hidden gems, it's easy to see why this village is so special. This wonderful home is a rare find and offers a perfect blend of countryside living, modern comforts, and a welcoming community atmosphere.



First Floor  
Approximate Floor Area  
427 sq. ft  
(39.40 sq. m)



Ground Floor  
Approximate Floor Area  
891 sq. ft  
(82.80 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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# Syderstone

## COMMUNITY SPIRIT IN THE NORFOLK COUNTRYSIDE

Being only nine miles from the north Norfolk coast, Syderstone is well-known for its nature reserve and country walks. There is also St Mary's - a 900 year old round-towered church.

The nearest pub is the recently refurbished gastro pub, The Ostrich, in next door village of South Creake. Burnham Market and Fakenham, both have a wide variety of shops and facilities, and are only a short drive away.

Main line trains to London Kings Cross run from King's Lynn. Golf courses are to be found at Brancaster, Hunstanton and Fakenham.

Within easy reach of the sea, Fakenham is top of the list when it comes to market towns. While sandy beaches are just ten miles away, Fakenham is perfectly positioned halfway between King's Lynn and Norwich with easy reach to Holt and Swaffham, making for an easy commute.

Out of working hours, there's plenty to keep you entertained including the thriving independent Central Cinema, a perennial favourite with locals. Enjoy a fun glass-blowing session with the kids at Langham Glass, reconnect with nature at Pensthorpe or blow the cobwebs with a walk at nearby Sculthorpe Moor.

For something fancier, dress up to the nines and enjoy a day out and a flutter at Fakenham Racecourse, or team up with your playing pals for a round at Fakenham Golf Club, set in and around the racecourse. And Thursford is just four miles away with its magnificent collection of steam engines and organs – a visit to its Christmas spectacular gives a West End theatre excursion a run for its money.



### Note from Sowerbys



“...a perfect retreat from the hustle and bustle, while still being part of a vibrant and welcoming community.”



### SERVICES CONNECTED

Mains electricity, water and drainage. Electric heating and log-burner style electric fire.

### COUNCIL TAX

Band B.

### ENERGY EFFICIENCY RATING

E. Ref:- 8200-4468-4729-4226-8383

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: ///umbrella.workroom.empire

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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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