



THE STORY OF

4 Grange Farm

Stanhoe, Norfolk

SOWERBYS



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4 Grange Farm

Station Road, Stanhoe, Norfolk
PE31 8QN

Beautiful Barn Conversion

Four Double Bedrooms

Stylish En-Suite

Contemporary Family Bathroom

Substantial Reception Room

Kitchen Breakfast Room

Dining Room

South-Facing Private Garden

Double Garage

Peaceful Central Village Location

SOWERBYS BURNHAM MARKET OFFICE

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Tucked away just off Station Road in the heart of the picturesque village of Stanhoe, 4 Grange Farm is a delightful and well-balanced four-bedroom barn conversion which seamlessly blends rustic charm with modern comfort.

On the ground floor, this home offers an abundance of living and entertaining space. The kitchen/breakfast room is perfect for informal suppers or catching up with a friend over morning coffee, while the separate dining room provides an elegant setting for more formal gatherings. The substantial sitting room, thoughtfully extended beyond the original barn footprint, is a wonderfully spacious area that benefits from both southern light streaming through French doors and the warmth of a cosy log burner at the opposite end.

“We just love our barn!
We’re so glad to have
found it and many
happy memories stay
with us.”

Upstairs, four generously sized double bedrooms await. The principal bedroom boasts a stylish en-suite shower room, while the remaining three share a contemporary family bathroom. One of the home’s most endearing features is the breathtaking, far-reaching countryside views enjoyed from every upper-floor room, adding to its sense of serenity and charm.





Outside, the property continues to impress. To the front, there is ample off-street parking alongside a separate brick-built double garage. To the rear, a south-facing garden provides a private suntrap - perfect for relaxing or entertaining in complete seclusion.

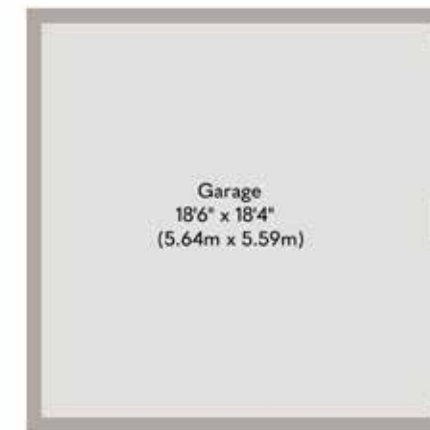
What truly sets 4 Grange Farm apart is the way it has been sympathetically refurbished to retain its character. Exposed ceiling beams and charming wooden shutters infuse the home with a sense of history, making it feel warm and inviting. Having been a cherished home from home for many years, this enchanting barn conversion is now ready for a new family to make their own memories within its walls.



First Floor
Approximate Floor Area
688 sq. ft
(63.90 sq. m)



Ground Floor
Approximate Floor Area
865 sq. ft
(80.32 sq. m)



Garage
Approximate Floor Area
339 sq. ft
(31.50 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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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 the Vendor



“We’ve loved being well-located for Burnham Norton. We love the joy of a natural world.”



SERVICES CONNECTED

Mains water and electricity. Drainage via a septic tank. Electric heating.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

E. Ref:- 2543-3048-5207-7555-3200

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: ///clock.recapture.seaweed

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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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