



THE STORY OF

1 Church Farm Barns

Narborough, Norfolk

SOWERBYS

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Narborough, Norfolk,
PE32 1XL

- Barn Conversion with Self-Contained Annexe
- Open-Plan Sitting/Dining Room and a Log-Burner
- Newly Fitted Kitchen and Adjoining Utility Room
- Four Bedrooms, with One Currently Used as a Study
- En-Suite to Principal Bedroom
- Exposed Beams and Vaulted Ceilings
- Low Maintenance Garden
- Garage and Off-Road Parking
- Charming and Warm with a Homely Feel
- Ready to Move Straight Into

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“The barn is thought to predate any other residence in the village...we love how tucked away it is.”

Over the past seven years this family home has been much loved by the current owners. The superb location has made for an easy commute, the history and charm made the property feel cosy and the lovely walks have meant that our sellers have been able to fully take in all the beauty that Norfolk has to offer.

Believed to date as far back as the 1700's 1 Church Farm Barns is filled with a history and cosiness which cannot help but add to its charm. From the moment you set eyes on this quintessential

Norfolk barn it's sure to steal your heart.

The double height entrance hall creates a striking first impression - bright, spacious and characterful. Venturing further, the open-plan sitting/dining room invites you in. With dual aspect windows and a log-burning stove, this is the ideal space to spend a cosy evening in.

The bright kitchen has recently been refitted and, with the utility room adjacent, is both stylish and practical.



Moving to the upper level, the landing with its vaulted ceiling gives access to all four bedrooms and the family bathroom. Three of the four bedrooms are double in size, and all are bright and airy, displaying superb features such as vaulted ceilings and exposed beams. The principal bedroom benefits from its own en-suite.



There is also a self-contained annexe which is located the other side of the drive. With a good size bedroom, a kitchen area, shower room and a separate sitting room, this space is ideal for multi-generational families.





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.

The outside space has been designed to be of low maintenance. To the front the gravel drive leading to the garage provides ample off-road parking. The gardens to front and rear are also laid to gravel and a good size patio area ensures there's ample space to entertain on warmer days. An array of shrubs soften the space and add colour to the space.

With a perfect blend of charm, versatility and practicality, a new owner is sure to find their dreams realised as they begin their new chapter at 1 Church Farm Barns.



“In the morning we love watching the birds in the garden, and the view towards the church...”

ALL THE REASONS



Narborough

IN NORFOLK
IS THE PLACE TO CALL HOME



Narborough, Norfolk, is a charming village nestled in the heart of the picturesque Norfolk countryside. With its rich

history, natural beauty, and a strong sense of community, Narborough is a wonderful place to call home or visit.

Narborough boasts a fascinating history that dates back centuries. Visitors can explore historic landmarks such as the St. Mary's Church, a beautiful medieval parish church that showcases stunning architectural details. The village itself exudes a timeless charm, with its quaint cottages and traditional buildings that harken back to a bygone era.

Nature lovers will be captivated by Narborough's stunning surroundings. The village is surrounded by lush fields, meadows, and woodlands, making it an ideal destination for those who enjoy outdoor activities such as hiking, cycling, and bird-watching. The River Nar, which meanders through the area, adds to the village's natural allure.

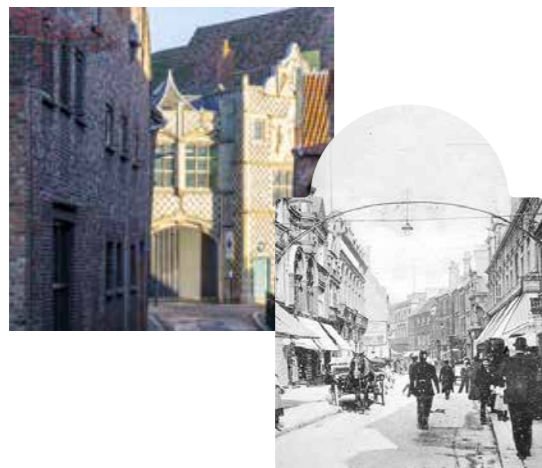
Narborough is renowned for its close-knit community, where neighbors often come together for various events and activities. From local fairs and festivals to community clean-up efforts, residents take pride in maintaining the village's warm and welcoming atmosphere.

Despite its tranquil setting, Narborough is conveniently located near major transportation routes, making it easy to access nearby towns and cities. The market towns of King's Lynn and Swaffham are just a short drive away, offering a range of shopping, dining, and cultural experiences.

There is an extensive range of local amenities including a Waitrose, Tesco, Asda, further shops, pubs and restaurants, three doctors surgeries and primary, secondary and higher schools together with a variety of leisure and sports activities including an excellent golf club.

The town has an extremely popular Saturday market and many interesting historic buildings including the parish church and 'The Buttercross'.

The town also boasts a museum which focuses on many different and impressive parts of local history. One key gallery is The Carter Centenary, a chance to learn about Howard Carter, famous for the 1922 discovery of the tomb of Tutankhamun - whose extended family lived in Swaffham.



Note from the Vendor



Pentney Lakes

“We love exploring the walks around Pentney Lakes for its peace, tranquillity and nature.”

THE VENDOR



SERVICES CONNECTED

Mains electricity and water. Drainage via septic tank. Oil fired central heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

D. Ref:- 2398-4904-7240-4876-8940

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: ///sailing.marmalade.emeralds

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SOWERBYS



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