



THE STORY OF

Manor Farm Barns

Northwold, Norfolk

SOWERBYS



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Northwold, Norfolk
IP26 5LE



Four Bedroom, Four En-Suite Main Home

Three Bedroom, Three En-Suite Cottage

Six Reception Rooms

Abundance of Characterful Features

Log Burners

Barn and Studio Outbuildings

Income Potential

1.7 Acre Plot (STMS)

Picturesque Village Location

Close to Local Amenities and Transport Links



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“...characterful barn conversion offering a unique blend of charm...”

Welcome to an exceptionally characterful barn conversion offering a unique blend of charm, versatility, and space. This remarkable property comprises a four-bedroom, four en-suite family home, complemented by an accompanying three-bedroom, three en-suite cottage. The property also features additional outbuildings including a further barn, and studio space, all set within approximately 1.7 acres (STMS) of picturesque grounds.

As you step into the main residence, you are welcomed by a kitchen/breakfast room, the heart of the home where culinary delights and family gatherings come together effortlessly. Adjacent to the kitchen, a dining room provides an elegant space for formal meals, while the

main hall/day room steals the spotlight with its wonderful expanse of high ceilings and a surrounding mezzanine landing, creating an atmosphere of grandeur and openness.

Further exploring the main residence, you'll find a cosy sitting room, perfect for relaxation and unwinding, complete with a fireplace adding warmth and character. The library offers a quiet retreat for work or leisure, also featuring a fireplace for added ambiance.

The four bedrooms within the main home, each with its own en-suite bathroom, offer luxurious comfort and privacy, ensuring a retreat for every member of the household.









Accompanying this impressive family home is a charming three-bedroom cottage, also boasting en-suite bathrooms for added convenience and comfort, providing ample space for guests or extended family members.

Throughout the home there is a wealth of exposed brick, chalk, and woodwork that has been masterfully retained to display all the elements that one would hope to find in a true barn conversion, and brilliantly combine to create a warm and intriguingly textural tapestry.





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.



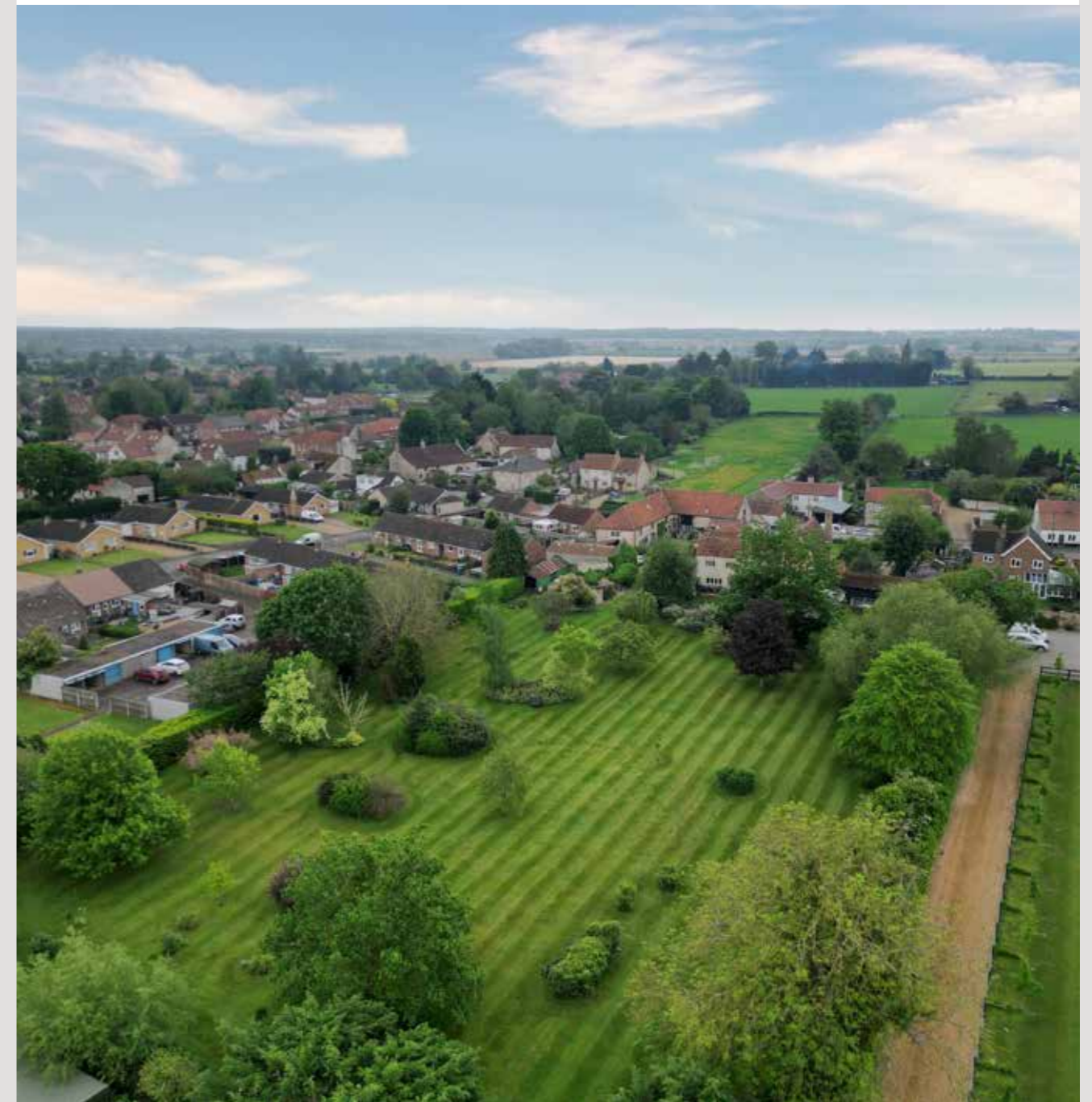
Outside, the property sits on a total plot of approximately 1.7 acres (STMS), with enchanting grounds, featuring lush open lawn spaces and a stunning collection of mature trees, creating a tranquil and wondrous setting for outdoor enjoyment and relaxation.

A courtyard area offers parking for multiple vehicles and a private place for dining al-fresco in the warmer months.

With additional outbuildings, including a barn and studio space, this property offers endless

possibilities for hobbies, storage, or even potential conversion (subject to necessary planning permissions).

Experience the epitome of countryside living in this exceptionally characterful barn conversion, where history meets modern comfort and space abounds. Don't miss the opportunity to make this extraordinary property your own and create cherished memories for years to come.







ALL THE REASONS

Northwold

IN NORFOLK
IS THE PLACE TO CALL HOME



A civil parish in the English county of Norfolk, on the edge of the Norfolk Fens and Breckland. The rural village of Northwold, which lies on the edge of the Thetford Forest, and offers a village hall.

Approximately 20 miles away, perched on the banks of the River Ouse, King's Lynn has been a centre of trade and industry since the Middle Ages, and its rich history is reflected in the many beautiful buildings which still line the historic quarter.

King Street, which runs from Tuesday Market Place to the Custom House, was once known as 'Stockfish Row' for the number of fish merchants that lived there. With a listed building every 26ft, Sir John Betjeman described it as one of the finest walks in England.

With Cambridge, Peterborough and Norwich

all within an hour's drive and a direct rail line into London King's Cross arriving in the capital in just 1 hour 40 minutes, King's Lynn continues to attract a growing number of professionals seeking an easy commuter route. It's easy to see the appeal of this central location with a clutch of high street retailers and independent restaurants in the town's Vancouver Centre. The Majestic Cinema and King's Lynn Alive Corn Exchange are the place to catch a film or show, or check out what's on at St George's Guildhall, the UK's largest surviving medieval guildhall, today a vibrant arts centre.

A stunning cluster of Georgian architecture sits to the west of town and the streets surrounding The Walks, a Grade II listed, 17-hectare park where elegant folk once promenaded. Families still enjoy weekend walk or a Sunday concert in the park and don't miss The Red Mount, once a wayside stop for pilgrims headed to the shrine of Our Lady of Walsingham, to take in the incredible, elevated views.



SERVICES CONNECTED

Mains water and electricity. Private drainage. Oil fired central heating.

COUNCIL TAX

Band G.

ENERGY EFFICIENCY RATING

E. Ref:- 5234-8124-7300-0431-7292

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

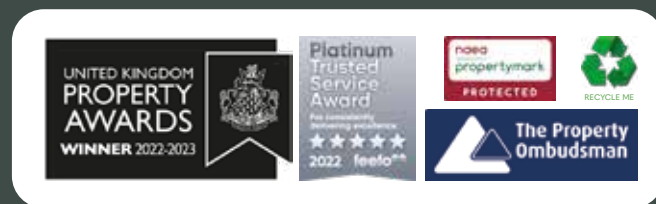
Freehold.

LOCATION

What3words: ///phantom.mopped.manifests

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SOWERBYS



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