



THE STORY OF

# The Granary

*Eastmoor, Norfolk*

SOWERBYS





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# The Granary

2 Manor Farm Barns, Eastmoor,  
Norfolk, PE33 9PZ

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Converted Barn with Characterful Features

Two Large 'Principal' Bedrooms with En-Suites

Two Double Bedrooms with  
Interconnecting Bathroom

High Specification Finish Throughout

Log-Burner and Multiple Reception Rooms

Multi-Generational Living

Double Garage

Well-Manicured Garden

Rural Setting with Paddock Views

Close proximity to the Train  
Station and Transport Links

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One of five exclusive residences to have taken form following the conversion of the existing farm buildings in 2001, undertaken by a local developer whose sympathetic approach has retained the fabulous grandeur and warmth we would expect of a Norfolk barn home.

Immediately upon entry, the oak beams and high ceilings offer a sense of drama which combines with the exposed brick work and cleverly utilised original features to create a wonderfully textural character that is maintained throughout.

Watch the morning sun stream in through the double height windows of the impressive galleried dining room as the light fills the heart of the home with a gentle glow.

An open-plan format to the generous main reception rooms allows for a comfortable and natural transition through into the sitting room with its elegant feature log burner – this combination of rooms is great for hosting a houseful of visitors throughout the seasons but remains cosy for quieter moments, with each area still feeling purposeful and deliberate in its own right. During the summer months the french doors from each area once again deliver seamless movement which accentuates the sense of freedom and uninterrupted flow.



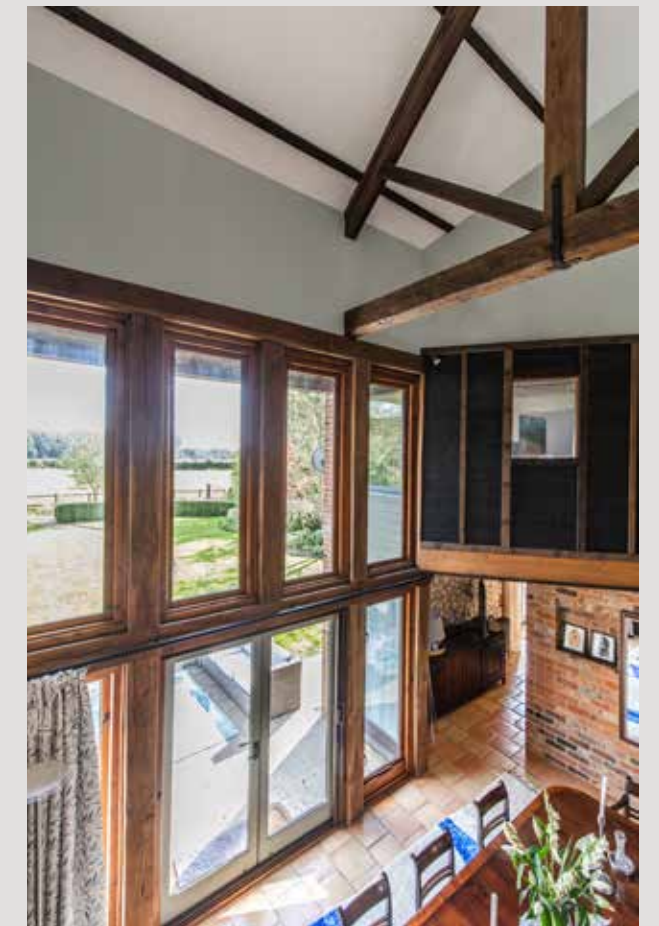


The kitchen/breakfast room is stylishly tucked behind a wood panelled screen, similar to that you would expect to see in stable partitioning. The bespoke fitted timeless solid wood base units finished with granite worktops, reflect the high standard achieved by the developer. A set of french doors leads to the walled frontage providing a terrific spot to catch the last of the evening sun with a glass of wine.

An additional reception room is cleverly situated aside from the others offering a place for retreat perhaps as a home office or snug to unwind.

Rarely is there the opportunity to describe a property as benefiting from either of two principal bedrooms, both of which are served by exquisite en-suite bathrooms, but with one located upstairs via the galleried landing, and the other on the ground floor – being almost equalled in dimensions - there is no compromise. This unique feature lends itself brilliantly to multi-generational living.

Two further bedrooms share an interconnecting family bathroom with over bath shower. The galleried landing is a fabulous spot to soak up the countryside landscape with far reaching views out over the garden and paddocks beyond.



We love the space, light, volume and cosiness of the property...







Moving here provided us space, a connection with a fantastic local community and real feeling of unwinding.





To the rear, a well-manicured lawn is surrounded by an array of established and colourful border plants. To the front, the property is accessed by a shared driveway leading to private courtyard parking and a double garage unit with log store.







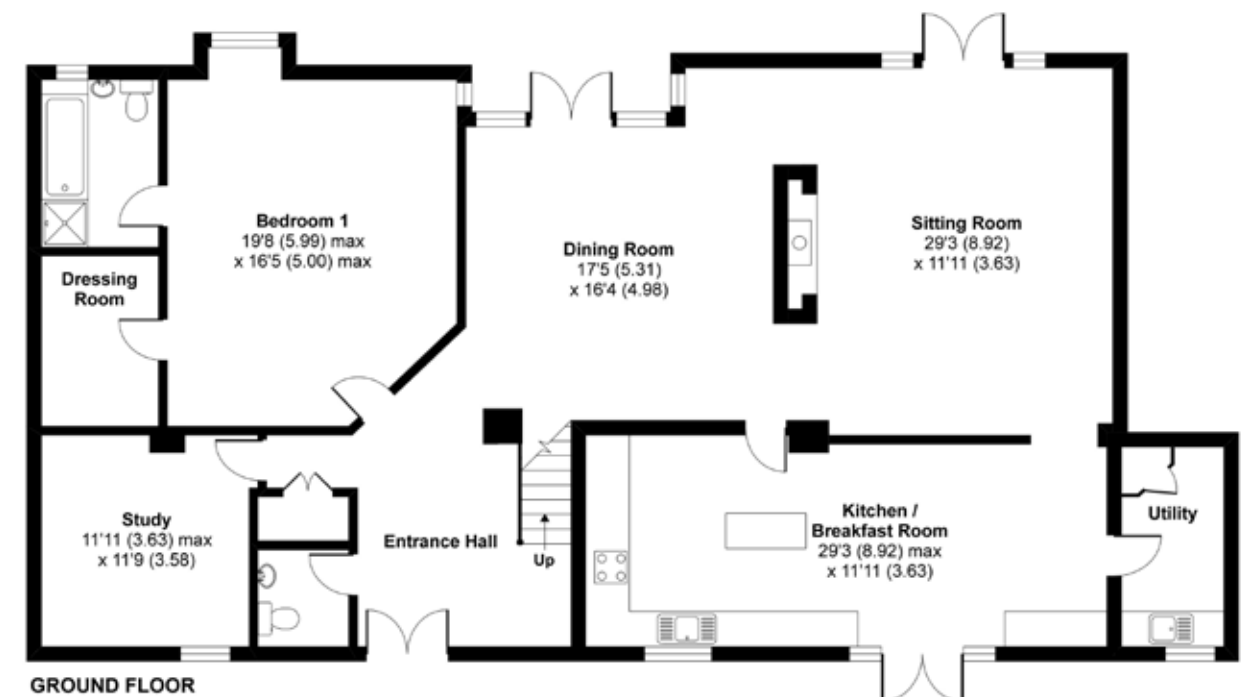
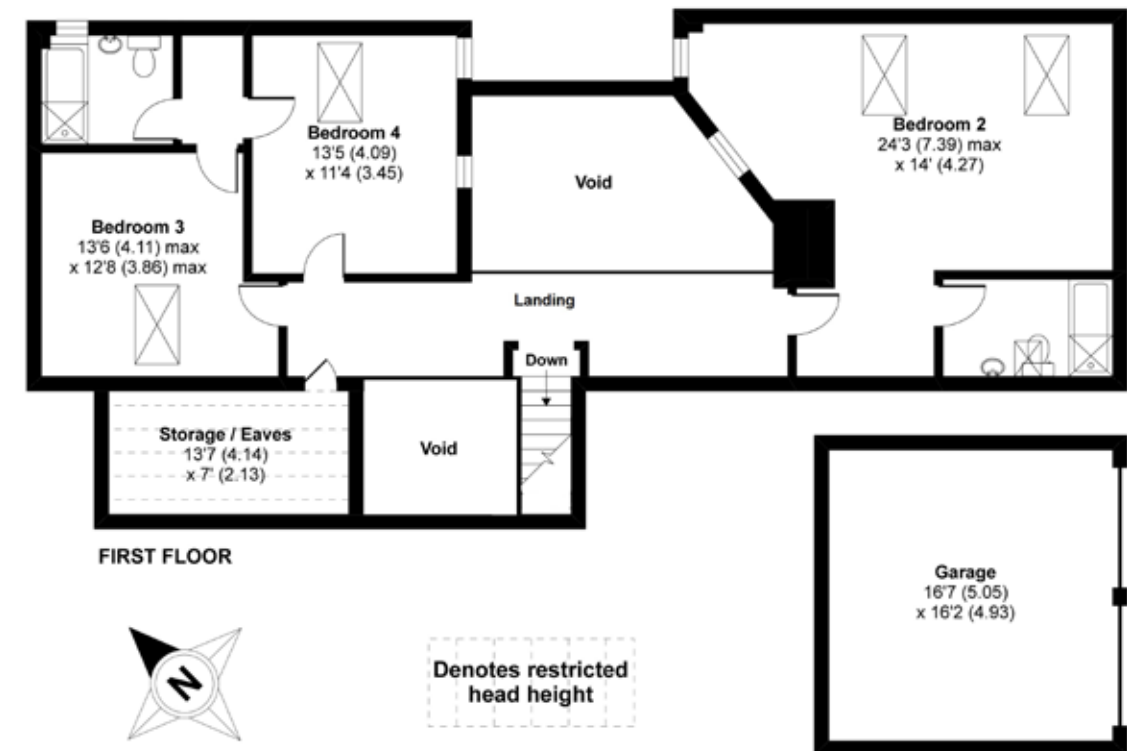
## Eastmoor Road, Eastmoor, King's Lynn, PE33

Approximate Area = 3022 sq ft / 280.7 sq m (excludes void)

Garage = 266 sq ft / 24.7 sq m

Limited Use Area(s) = 108 sq ft / 10 sq m

Total = 3396 sq ft / 315.4 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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## Eastmoor

A SERENE ESCAPE FROM  
THE MODERN WORLD

Nestled in the heart of the Norfolk countryside, Eastmoor is a rural idyll, around ten miles east of Downham Market. Surrounded by charming villages which exude timeless appeal, it's a serene escape from the modern world.

One of Norfolk's oldest market towns, Downham Market can be traced back to Saxon times. The town has a good range of shops and a busy market on Fridays and Saturdays as well as a range of schools and nurseries including a college. There are many attractive houses and buildings and an unusual gothic black and white town clock.

There is a mainline railway station with fast direct trains to Cambridge (39 minutes) and London King's Cross (1 hour and 35 minutes). It is an ideal place for walking or cycling and the peaceful waterways are excellent for boating and fishing.

Nearby at Welney is the famous Wildfowl and Wetlands Trust nature reserve, which is very popular with birdwatchers.

In November the Festival of Swans is held where visitors can observe the over-wintering swans.



### Note from the Vendor



“Although immediately rural, we’re less than an hour from Norwich, Cambridge, Bury St. Edmunds and the coast.”



### SERVICES CONNECTED

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

### COUNCIL TAX

Band F.

### ENERGY EFFICIENCY RATING

D. Ref:- 0528-4047-7222-1156-9974

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: ///proud.imparting.winning

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.



# SOWERBYS

To mark our 30th anniversary year, we're making a donation  
to these Norfolk charities every time we sell a home

*Nelson's*  
Journey

 **St Martins**  
more than a home  
for the homeless

 **mind**  
Norfolk and  
Waveney

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— EST. NORFOLK 1989 —

 **East Anglian  
Air Ambulance**

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