



THE STORY OF

Paddock View

Pentney, Norfolk

SOWERBYS



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Paddock View

Pentney, Norfolk
PE32 1JW

Scenic Norfolk Village Location

Five-Bedroom Barn-Style Home

Stunning Paddock Views

Stylish Aluminium-Framed Windows

Thoughtfully Designed Layout

Impressive Entrance Hall with
Floor-to-Ceiling Windows

Semi-Open-Plan Kitchen and Dining Area

Separate Study/Snug/Playroom

Tranquil Living Room with Conservatory

Landscaped Garden with Patio Areas

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Situated in the scenic Norfolk village of Pentney, Paddock View is a beautifully appointed five-bedroom home that seamlessly blends the charm of barn-style living with modern refinements. As its name suggests, the property enjoys breathtaking paddock views to the rear—a constant reminder of the home's serene rural setting.

Gently updated in places, the house boasts stylish aluminium-framed windows, enhancing its elegant yet understated aesthetic. The layout has been thoughtfully designed to balance open-plan elements with separate reception rooms, creating a home that is as versatile as it is inviting.

Stepping through the front door, you're immediately greeted by an impressive entrance hall, where floor-to-ceiling windows flood the space with natural light. This welcoming first impression sets the tone for the rest of the home—airy, spacious, and effortlessly comfortable.

At the heart of the ground floor is a semi-open-plan kitchen and dining room—a sociable space where family life unfolds, from leisurely breakfasts to lively gatherings with friends. A separate study/snug/playroom offers flexibility for work or relaxation, while the generous living room provides a tranquil retreat, warmed by soft natural light. Double doors lead through to the conservatory—a blissful space to soak in views of the beautifully landscaped garden.

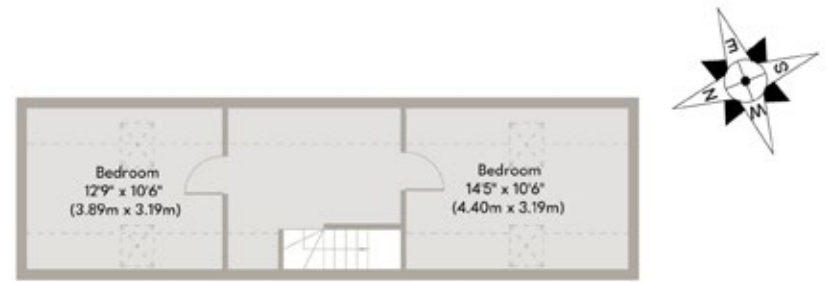
The first floor hosts three double bedrooms, including the luxurious principal suite, complete with an en-suite shower room. Each bedroom is designed with comfort in mind, offering ample space and peaceful outlooks. The top floor is home to two further double bedrooms, each with its own charm, making this a perfect home for a growing family or welcoming guests. A family bathroom with a separate bath and shower serves all rooms, ensuring both style and practicality.



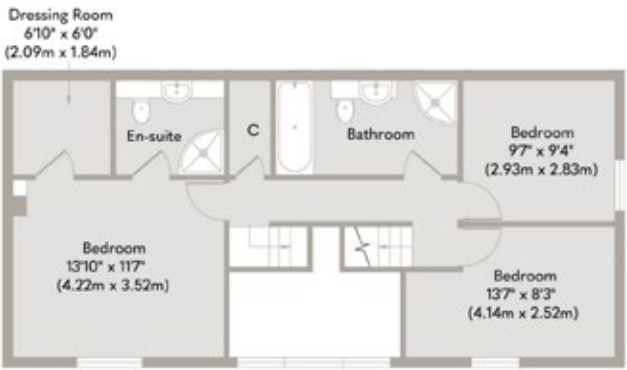
The garden is an extension of the home's lifestyle appeal—a carefully landscaped haven that is largely laid to lawn, framed by low-maintenance borders and elegant patio areas. Whether enjoying a summer barbecue in the warmth of the afternoon sun or cosying up by a firepit on a crisp winter evening, this is a space designed for year-round enjoyment.

With its perfect harmony of traditional character and modern design, Paddock View offers an exceptional lifestyle in one of Norfolk's most charming rural settings—a home to cherish, a view to inspire, and a place to truly call your own.





Second Floor
Approximate Floor Area
411 sq. ft
(38.17 sq. m)



First Floor
Approximate Floor Area
705 sq. ft
(65.49 sq. m)



Ground Floor
Approximate Floor Area
1,157 sq. ft
(107.51 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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Pentney

A VILLAGE WITH OLD-WORLD CHARM
AND MODERN CONVENIENCES

Pentney is a picturesque village with a rich history dating back to William of Normandy's time, as recorded in the Domesday Book. At its heart stands the imposing Gatehouse of Pentney Abbey, a significant historical site from its days as an Augustinian Priory (1075-1534), offering a glimpse into the village's storied past.

The village harmoniously blends old-world charm with modern conveniences. Nearby are the village hall, church, and a play area, while riders from a nearby livery yard often traverse its lanes. Pentney offers a relaxed, rural lifestyle, complemented by essential amenities within a 15-minute drive, including shops at Narborough and Norfolk Woods, and a bar at Pentney Lakes.

Just nine miles away lies King's Lynn, situated along the River Ouse, known for its medieval architecture and vibrant trade history. It's a central hub for professionals with easy access to Cambridge, Peterborough, and Norwich within an hour's drive, and direct rail links to London King's Cross taking just 1 hour 40 minutes.

King's Lynn also boasts modern attractions like the Majestic Cinema and King's Lynn Alive Corn Exchange, as well as historical gems such as St George's Guildhall, now a bustling arts centre.



Note from the Vendor



"The view of the horses in the paddock from the kitchen and the dining room always lifts our spirits."



SERVICES CONNECTED

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

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

C. Ref:- 9380-2119-6490-2894-2325

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: ///complies.ship.sometimes

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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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