



THE STORY OF

# 9 Manor Farm Barns

*Harpley, Norfolk*

SOWERBYS





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Harpley, Norfolk  
PE31 6TH

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Quintessential Norfolk Barn Conversion

Three Spacious Double Bedrooms

Shaker-Style Country Kitchen and Garden Room

Cosy Living Room with Open  
Fire and Garden Access

Exposed Brick and Flint Character Features

Idyllic Countryside Views

Landscaped Garden and Patio Terrace

Shared Wildlife Pond and Green Space

Generous Parking and Large Garage

Peaceful Village-Edge Setting

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Our favourite spot in the house is the kitchen and the view out onto the pond. With the doors open it is so nice on a sunny day.

A quintessential Norfolk barn conversion situated on the fringes of the picturesque village of Harpley, this stunning residence is a home of timeless character and charm. Thoughtfully enhanced with sympathetic alterations, it retains its agricultural heritage while embracing modern comforts, offering an idyllic balance between old and new.

Stepping inside, the welcoming entrance hall draws you in to explore the home with an immediate sense of space and fluidity. A garden room-style dining area unfolds effortlessly into the newly installed shaker-style country kitchen, an inviting space that exudes warmth and refinement—perfect for both everyday living and entertaining. Across the hall, the generous living room is a true sanctuary, with an open fire creating a cosy retreat in the cooler months, while French doors spill out to the garden, inviting in the summer breeze.

Upstairs, three generously proportioned double bedrooms provide restful retreats, all enjoying wonderful views over the surrounding countryside. The principal suite is a private haven, boasting an en-suite bathroom with a separate bath and shower, as well as a walk-in wardrobe. The remaining bedrooms share access to a beautifully refurbished family bathroom, completed with a sumptuous shower designed for indulgence.

An exposed brick and flint exterior, a nod to its former life as an agricultural barn, blends seamlessly into the Norfolk landscape. The charm continues inside with original character features subtly woven throughout.







Stepping outside, a patio terrace provides the perfect spot for alfresco dining, leading onto a neatly kept lawn that extends towards an area of shared use, complete with a wildlife pond—a true haven for nature lovers.

Concluding the home there is substantial off-road parking an area of front garden which beautifully catches the morning sun and a large single garage, ideal for storing a classic car for weekend run arounds or the beach and bike gear for adventures exploring the spectacular countryside.

With its rich history, charming architectural details, and peaceful village setting, this is a home that offers a lifestyle as beautiful as its surroundings—an opportunity to embrace country living in a truly exceptional setting.



First Floor  
Approximate Floor Area  
799 sq. ft  
(74.27 sq. m)



Ground Floor  
Approximate Floor Area  
1,066 sq. ft  
(99.04 sq. m)



Garage  
Approximate Floor Area  
224 sq. ft  
(20.84 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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# Harpley

A TIMELESS VILLAGE SURROUNDED  
BY NORFOLK'S NATURAL BEAUTY

Harpley is a charming and historic village nestled between King's Lynn and Fakenham, offering a peaceful rural setting with excellent transport links. Conveniently located close to the A148, it provides easy access to King's Lynn, Norwich, and beyond, while the stunning North Norfolk coast is just a short drive away, making it a highly desirable location for those seeking a blend of countryside tranquillity and accessibility.

Steeped in history, Harpley is surrounded by stunning landscapes, with Peddars Way—a former Roman trade route—offering miles of scenic walking and cycling trails. Nearby, Bronze Age round barrows and a Neolithic long barrow on Harpley Common provide a fascinating glimpse into the area's ancient past.

At the heart of the village sits The Rose and Crown, a traditional country pub renowned for its warm hospitality and excellent food, making it a favourite among both locals and visitors. The village also benefits from a village hall and a primary school, fostering a strong sense of community. While Harpley itself retains its peaceful, unspoiled charm, everyday amenities can be found in nearby villages such as East Rudham, Great Massingham, and Bircham, where independent shops, cafés, and essential services are readily available.

Harpley's history dates back to the Domesday Book, with picturesque streets lined with historic buildings. St Lawrence Church boasts exquisite medieval carvings, including a south door considered one of the finest in the country.

With its rich heritage, scenic countryside, and welcoming community, Harpley offers a tranquil and enriching village lifestyle. Whether exploring local trails, dining at the pub, or soaking in its charm, this is a place to truly call home.



## Note from the Vendor



Rear Elevation

“We would describe our home as cosy, characterful and charming.”



## SERVICES CONNECTED

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

## COUNCIL TAX

Band E.

## ENERGY EFFICIENCY RATING

D. Ref: 0380-2097-5070-2729-2441

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: ///hedgehog.youths.craft

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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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