



INTRODUCING

# Centre Farm Barns

*Stradsett, Norfolk*

**SOWERBYS**

Land & New Homes Specialists





INTRODUCING

# Centre Farm Barns

Stradsett, Norfolk  
PE33 9HH

Rare Renovation Opportunity

Pair of Victorian Barns

Plot Extends to Approximately  
0.46 Acres (STMS)

Barn One - Single Storey Conversion,  
Approximately 1,916 Sq. Ft.

Barn Two - Two Storey Conversion,  
Approximately 1,754 Sq. Ft.

Full Planning for Conversion of Dwellings,  
King's Lynn & West Norfolk Borough  
Council Planning Reference - 23/01262/F

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A fabulous opportunity to renovate a pair of period barns that were once a part of the Stradsett Estate, which still remains a working farm alongside the stately Stradsett Hall, beautifully set within formal gardens, overlooking an inspired swan filled lake.

Full planning has been granted for conversion to dwellings - Kings Lynn and West Norfolk Borough Council Planning Reference – 23/02162/F.



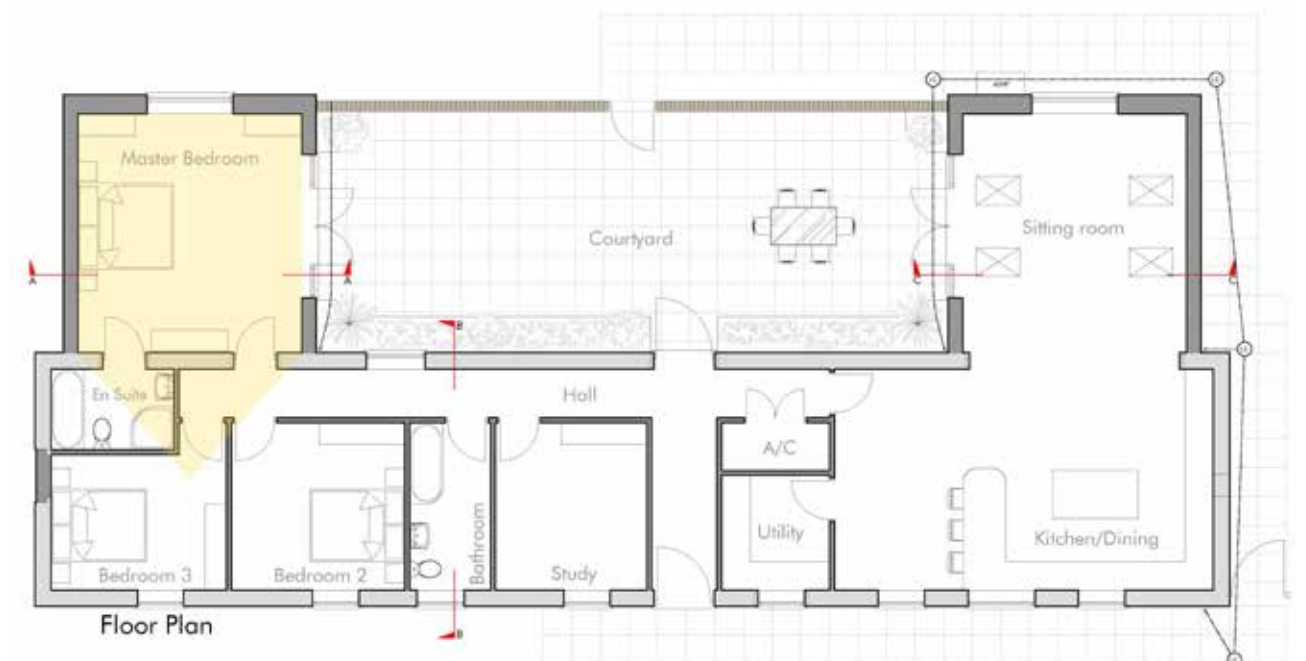




North Elevation



South Elevation



Whilst every attempt has been made to ensure the accuracy of the floor plans contained within this brochure, 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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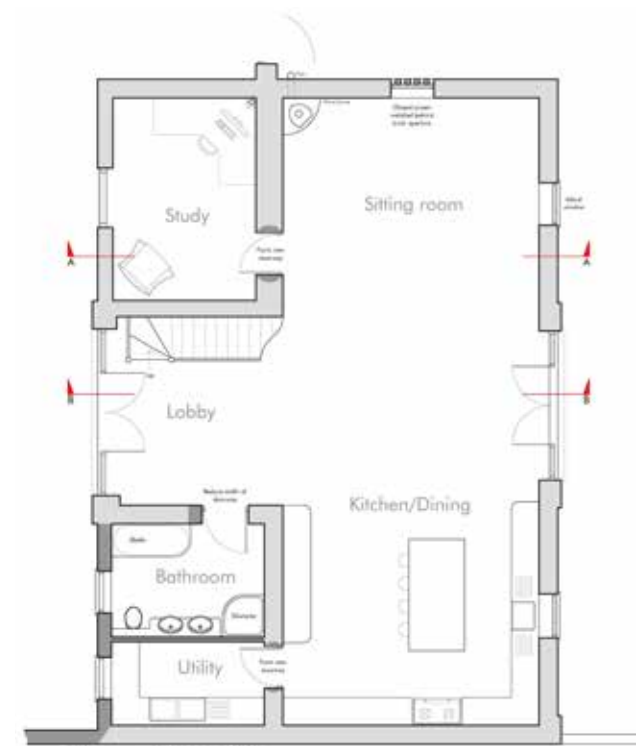




East Elevation



West Elevation



Ground Floor Plan



First Floor Plan



# Stradsett

A RURAL VILLAGE IN  
WEST NORFOLK

A picturesque village nestled in the heart of Norfolk, Stradsett offers a tranquil escape with its rural charm and close proximity to one of Norfolk's oldest market towns, Downham Market.

Stradsett Hall, an Elizabethan manor with a Georgian façade, stands as a prominent architectural highlight. Owned by the Bagge family since the 18th century, the hall is complemented by the beautifully landscaped Stradsett Park, an inviting natural space which also serves as a venue for seasonal events through Spring, Summer and Autumn.

The most renowned local event is the Stradsett Park Vintage Rally, celebrating its 50th anniversary in 2024. Organised by the National Vintage Tractor and Engine Club, this two-day event showcases rare and historic tractors, machinery, and vintage engines, bringing together locals and visitors in a lively rural atmosphere. Families can enjoy artisan food stalls, live entertainment, and children's activities, making it a cherished annual tradition.

It's a place where the pace of life is slower, yet its closeness to Downham Market, with its rich history, stunning architecture, and thriving community, means there's always something to explore just a short drive away.

Downham Market offers 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.

Set amidst lush green fields and rolling landscapes, Stradsett offers a perfect balance of village life and convenient access to urban amenities.



TENURE  
Freehold.

LOCATION  
What3words: ///flannel.tripling.heightens

AGENT'S NOTE  
Viewings by appointment only, please contact our King's Lynn branch to arrange.

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.

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