



THE STORY OF

Apple Blossom Barn

Upwell, Norfolk

SOWERBYS



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Apple Blossom Barn

133a Small Lode, Upwell, Wisbech
PE14 9BL

Stunning 2021 Barn Conversion
with Architect's Warranty

Four Double Bedrooms, Each
with their Own En-Suite

Elegant Open-Plan Kitchen/Dining Room
with Full-Height Sliding Doors

Impressive Dual-Aspect Fireplace and
Vaulted Ceiling Entertainment Room

Underfloor Heating Throughout the Ground Floor

Air Source Heating System for Energy Efficiency

Solar PV System With Battery Storage
– Eco-Conscious Upgrade

Hidden Staircase and Mezzanine
Level for Added Character

Generous Landscaped Garden
with Panoramic Field Views

Peaceful Upwell Village Setting, Near
River Walks and Market Towns

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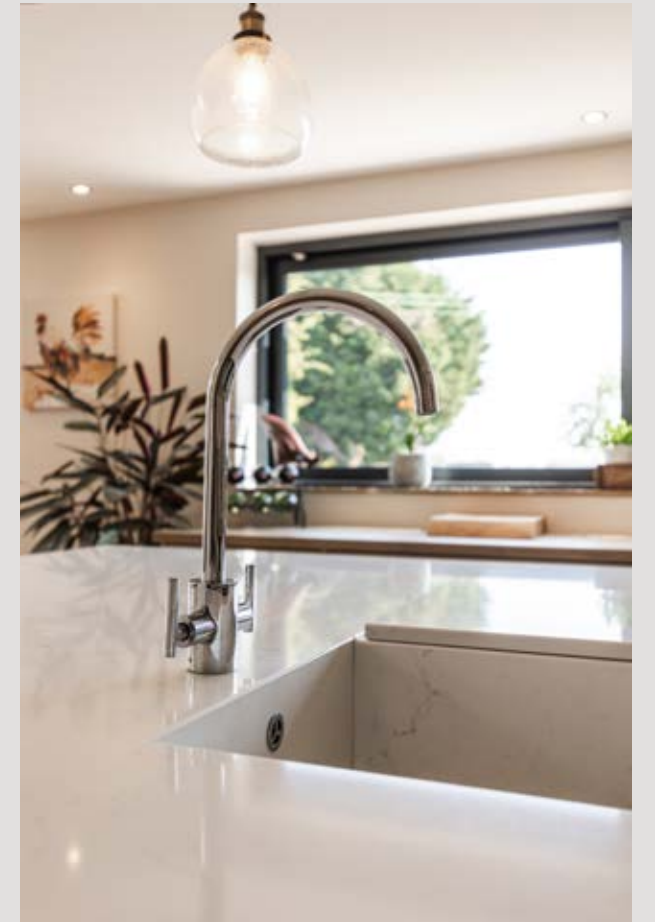


Tucked away in the peaceful village of Upwell, Apple Blossom Barn is a striking example of a thoughtful barn conversion—where architectural flair meets everyday functionality. Completed in 2021 and further enhanced by the current owners, this beautiful four-bedroom residence offers not just a home, but a whole new way of life.

From the moment you arrive, it's clear this is something special. Set behind a charming brick wall and sitting on a generous plot, the barn welcomes you with ample parking and a wonderfully private, landscaped rear garden with sweeping views across open countryside. From dusk-lit evenings to tranquil mornings, the garden offers a timeless setting for relaxation and connection with nature.

Inside, natural light and space take centre stage. The open-plan kitchen and dining room—with its striking island and full-height sliding doors to the garden—acts as the heart of the home. A dual-aspect fireplace adds warmth and character, linking beautifully with the expansive living area and its adjoining library. A hidden staircase adds a touch of intrigue, leading to one of four generously sized double bedrooms, each with its own en-suite. An entertainment room with soaring vaulted ceilings and mezzanine is ideal for family gatherings, quiet retreats, or creative pursuits.







Our favourite spots are viewing the early morning garden from the Juliet balcony in the bedroom and sitting at the bottom of the garden at dusk looking back at the lit house.



The home is as efficient as it is elegant. The owners have installed a solar PV system with battery storage, seamlessly aligned with the property's original green ethos. Coupled with air source heating and underfloor heating throughout the ground floor, this is a home that offers both comfort and conscience.

The Juliet balcony off the principal bedroom invites early morning views of the garden, while the landscaped grounds provide a tranquil backdrop to life here. Whether it's a sunrise row along the River Great Ouse, a leisurely village walk, or a trip to the historic towns of King's Lynn or Downham Market, Apple Blossom Barn places you within easy reach of everything rural Norfolk has to offer.

In the owners' words: "It's a beautiful, unique and spacious home—perfect for entertaining, working from home, or simply enjoying the quiet magic of countryside living."



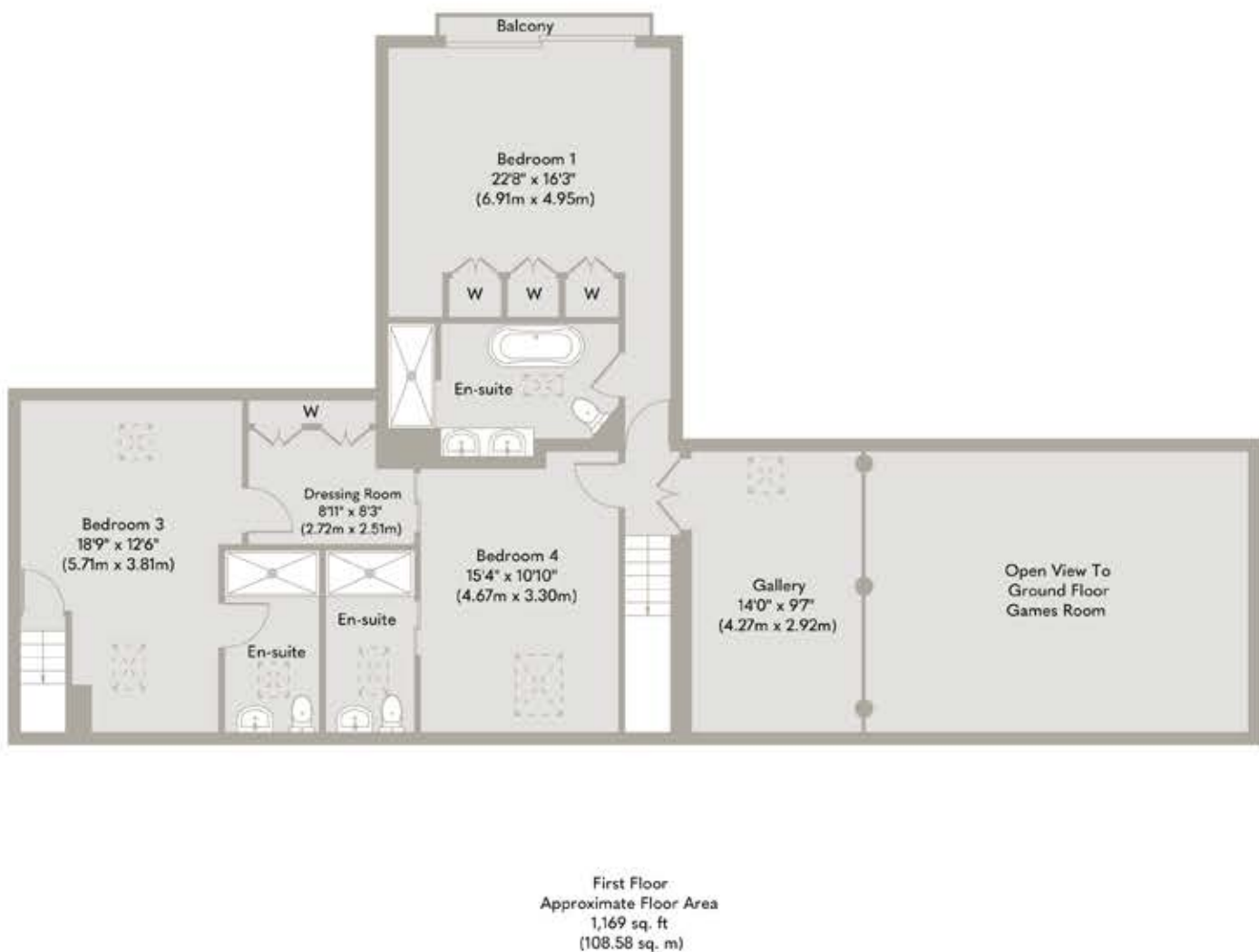


Moving here enabled us to explore new areas of coastline and countryside and the house has given us the space and flexibility to entertain many friends and family.





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



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Upwell

WHERE TRANQUIL WATERWAYS MEET
VIBRANT VILLAGE LIFE

Upwell stands on the river Nene and within the village there is a church, shop, primary school and public house. Upwell is located approximately 6 miles from Wisbech, having a variety of shops, amenities and schools, including Wisbech Grammar School. The village is approximately 9 miles from Downham Market with its shops, amenities and a mainline railway station to Ely, Cambridge and London Kings Cross.

Downham Market is one of Norfolk's oldest market towns and it 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. 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.

King's Lynn has an excellent variety of shops, supermarkets, places to eat, ten-pin bowling alley, swimming pool, football club, cinema, theatre and three impressive churches. There are many services within the town including the Queen Elizabeth Hospital, police station, fire station, primary schools, three secondary schools, college and a library. King's Lynn is connected to the local cities of Norwich and Peterborough via the A47 and to Cambridge via the A10. There is a mainline rail link via Cambridge to London King's Cross (1 hour and 40 minutes).



Note from the Vendor



Apple Blossom Barn

“A beautiful house
in a welcoming
and friendly
village with a
lovely community
spirit.”



SERVICES CONNECTED

Mains water, electricity and drainage. Air source heating with underfloor heating to the ground floor. Solar PV panels installed.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

B. Ref:- 6139-7637-8000-0531-1206

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: ///dressings.sleeping.scorching

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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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