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THE STORY OF

Home Farm Barns

Fincham, Norfolk

SOWERBYS



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Downham Road, Fincham, Norfolk
PE33 9HF

Beautiful Four to Six Bedroom Barn Conversion

Peaceful Setting near Fincham and Stradsett

Exposed Beams and Feature Fireplaces

French Doors Leading to Garden and Courtyard

Light-Filled Lounge with Inglenook Fireplace

Ground Floor Bedrooms for Flexible Living

Three En-Suite Bathrooms and Family Bathroom

Large Rear Garden with Open Field Views

Ample Parking on Private Driveway

Country-Style Kitchen, Breakfast
Room, and Utility

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Set amidst the timeless charm of the Norfolk countryside, on the edge of Fincham village and the Stradsett estate, this exceptional 4-6 bedroom barn conversion offers a perfect blend of rural tranquillity and modern comfort. Once derelict, it has been beautifully reimagined by the current owners into a stylish, practical home full of character.

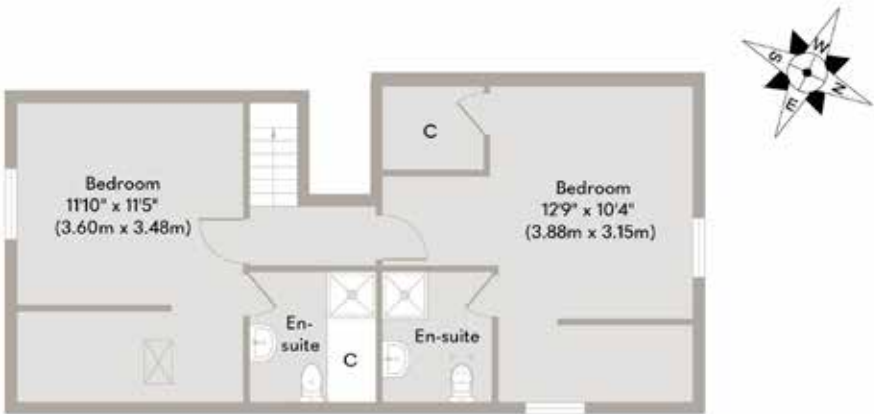
Arriving via a private driveway, greeted by expansive field views, there's an immediate sense of calm. With generous parking, a large rear garden, and Norfolk's wide skies overhead, the setting invites relaxation, play, and entertaining.

Inside, the home is thoughtfully designed with versatility and warmth in mind. From generous reception areas to the bright, open-plan living room and tranquil bedrooms, each space is welcoming and filled with natural light. The layout flows seamlessly, offering both privacy and connection. The owners especially love the light-filled living room, their go-to spot for unwinding with a view. Their experience captures the essence of this unique home: spacious, inviting, and full of possibility.

With up to six bedrooms over two floors - ideal for multigenerational living or future-proofing - the home adapts easily to modern family life. Three en-suites, a stylish family bathroom, a utility room, and a separate WC add to the comfort and everyday convenience.

Above all, this is a home that feels like a sanctuary. Surrounded by unspoilt nature, yet just a short drive from Downham Market, Sandringham, and expanding local amenities - including a new vet practice and supermarket - it balances rural peace with accessibility.

Whether you're after a peaceful retreat, a family haven, or a space to make your own, this stunning barn conversion delivers a rare lifestyle opportunity - immersed in nature, designed for modern life.



First Floor
Approximate Floor Area
602 sq. ft
(55.90 sq. m)



Ground Floor
Approximate Floor Area
1,554 sq. ft
(144.41 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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...located in the
countryside, we've
enjoyed the vast array
of nature, and not being
overlooked.



Fincham

A WELL-PLACED AND WELCOMING
NORFOLK COMMUNITY

A village which is located approximately 5 miles from Downham Market, Fincham has a garage, public house and a most attractive 14th century church.

A primary school can be found in the neighbouring village of Shouldham, approximately 2 miles away, with secondary schools at the town of Downham Market, as well as a fast train service to London Kings Cross (1 hour 30 minutes).

Both King's Lynn and Swaffham are around 10 miles away, offering further facilities.

An historic and thriving market town, Swaffham has an extensive range of local amenities including a Waitrose, Tesco, Asda, further shops, pubs and restaurants, three doctors surgeries and primary, secondary and higher schools together with a variety of leisure and sports activities including an excellent golf club.

The town has an extremely popular Saturday market and many interesting historic buildings including the parish church and 'The Buttercross'.

The town also boasts a museum which focuses on many different and impressive parts of local history. One key gallery is The Carter Centenary, a chance to learn about Howard Carter, famous for the 1922 discovery of the tomb of Tutankhamun - whose extended family lived in Swaffham.

The town offers a great hub for those who wish for a perfect family life. It has a series of schools for different ages, along with being relatively close to other schools including Greshams, Langley Hall and Beeston Hall School.



Note from the Vendor



Sandringham House

"I love going to Sandringham, the grounds and surrounding countryside are absolutely stunning whatever the season."



SERVICES CONNECTED

Mains electricity and water. Drainage to private treatment plant. Oil fired central heating and log-burner.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

D. Ref:- 9815-3040-2203-1044-1200

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: ///imperious.clerk.dunk

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

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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