



THE STORY OF

# Hastings Barn

*Pentney, Norfolk*

SOWERBYS





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# Hastings Barn

Back Road, Pentney, Norfolk  
PE32 1JW

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Detached Single-Storey Barn Conversion

Approx. 966 sq. ft. with Vaulted  
Ceilings and Exposed Beams

Three Bedrooms and Generous Reception Spaces

Private Courtyard Parking and  
Enclosed Rear Garden

Village Setting with Easy Access to King's Lynn

No Onward Chain, Vacant Possession

A Prime Blank Canvas for  
Improvement and Modernisation

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Tucked away along a quiet village lane in the heart of picturesque Pentney, Hastings Barn presents a rare and exciting opportunity to reimagine a charming detached single-storey barn conversion. With its traditional carrstone and brick façade, vaulted ceilings, and exposed timbers, this unique home is brimming with architectural interest and awaits a discerning buyer ready to unlock its full potential.

Offering approximately 966 sq. ft. of internal accommodation, the barn features a flexible layout comprising three bedrooms, a spacious 27' living room, and a characterful galley-style kitchen/dining area with vaulted ceilings and exposed beams. The principal bedroom enjoys a generous footprint, while the further two bedrooms provide ideal spaces for guests, family or a home office setup.

Original details — such as the timber-framed windows and rustic internal finishes — whisper stories of the building's heritage, while the thoughtful conversion layout offers a superb canvas for modernisation, blending the old with the new.

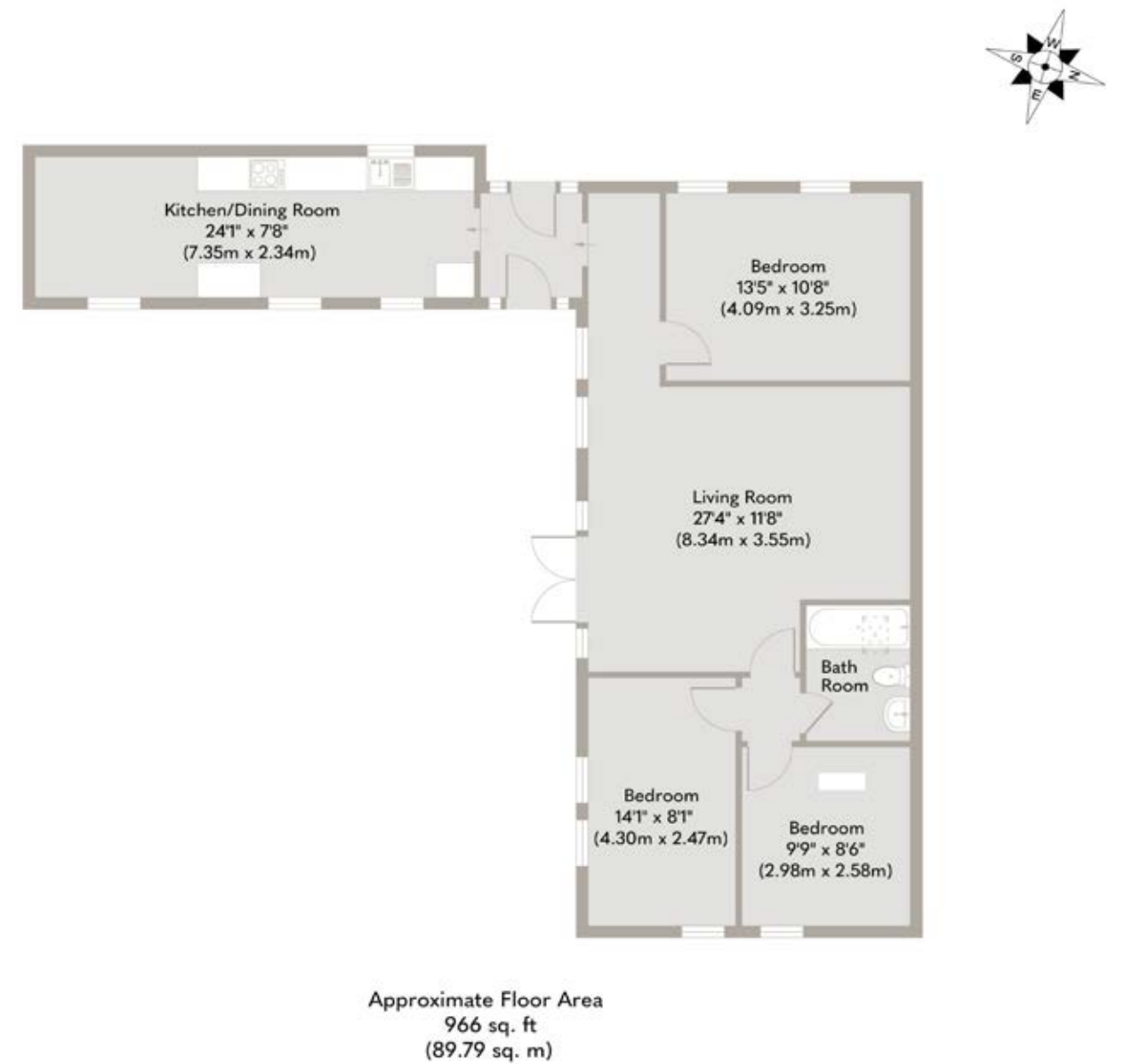
Outside, a walled front courtyard provides off-street parking and a welcoming first impression, while to the rear, a private enclosed garden and raised decking area create a perfect spot to relax or entertain in warmer months.

Set within the tranquil Norfolk village of Pentney, the property enjoys the peaceful charm of countryside living, while being only a short drive from King's Lynn and Downham Market, both offering mainline rail services to London. The nearby Pentney Lakes and Nar Valley Way provide ample leisure and walking opportunities, making this an ideal rural retreat, family home or even a potential holiday let investment.









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 Sowerbys*



Castle Acre Priory, Norfolk

“A characterful detached barn conversion with enviable potential”



## SERVICES CONNECTED

Mains water and electricity. Septic tank drainage. Oil fired central heating.

## COUNCIL TAX

Band C.

## ENERGY EFFICIENCY RATING

G. Ref:- 2578-9096-7267-3283-5970

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: ///chilled.bagpipes.intruded

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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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