



THE STORY OF
Curlew Court

Sutton Bridge, Lincolnshire/Norfolk Border

SOWERBYS



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Curlew Court

Guys Head Road, Sutton Bridge, Spalding,
Lincolnshire/Norfolk Border, PE12 9QQ

Striking Barn Conversion with Exceptional Finish

Four Double Bedrooms, All with En-Suites

Vaulted Kitchen with Twin Bi-Fold
Doors to Garden and Log Burner

Elegant Dining Room with
Contemporary Log Burner

Cosy Sitting Room with Second Log Burner

Flexible Ground Floor Suite Ideal
for Multi-Gen Living

Galleried Landing and Impressive
Architectural Features

Beautifully Landscaped Gardens
with Multiple Seating Areas

Energy Efficient Property Boasting EV Charging
Point and Solar Panels with Battery Storage

Large Workshop and Two Substantial Barns in
Peaceful Rural Setting with Excellent Connectivity

SOWERBYS KING'S LYNN OFFICE

01553 766741

kingslynn@sowerbys.com





Nestled in the quiet folds of the Lincolnshire-Norfolk border, Curlew Court is a spectacular barn conversion that sings with soul and style, a home where the craftsmanship of the past blends beautifully with the elegance of contemporary living.

From the moment you step into the expansive kitchen, the undisputed heart of the home, you are enveloped in light and character. Vaulted ceilings stretch above, adorned with exposed beams and statement chandeliers, while natural light pours in through generous roof lanterns and twin sets of bi-folding doors that open out to the garden, creating an effortless connection between indoors and out. The sleek cabinetry, striking teal tones, and top-end appliances speak to modern luxury, yet every detail is grounded in warmth and comfort.

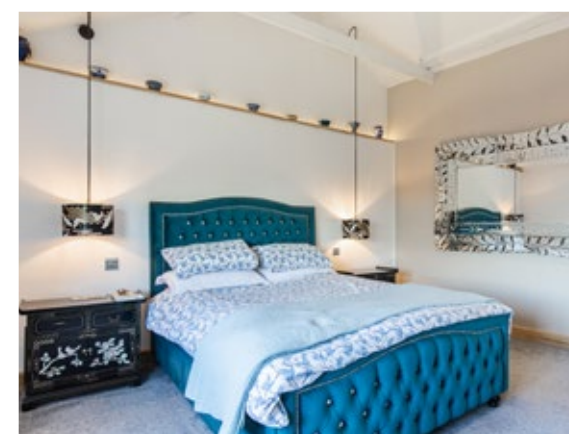
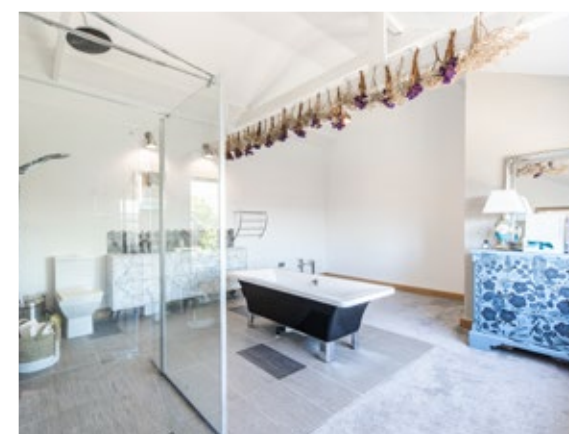
This is a home made for entertaining, from intimate supper evenings to festive gatherings, with a flow of space that invites conversation and connection. The open-plan living areas are balanced by quiet, purposeful rooms: a cosy snug here, a sophisticated office there. The dining room is particularly impressive, a generous, welcoming space with a contemporary log-burner tucked in the corner, perfect for relaxed winter evenings or lively family occasions. The sitting room too offers its own sense of calm and comfort, with a second log burner creating a wonderful focal point and inviting atmosphere. Every room whispers a different story; every corner holds a surprise, from clever design touches to the generous utility wing tucked discreetly away.

On the ground floor, a beautifully appointed double bedroom with en-suite sits adjacent to a private reception room and enjoys proximity to the utility area, together forming a semi self-contained retreat, ideal for visiting guests or those seeking a comfortable space for multi-generational living.



The barn itself dates back to around 1840 and was thoughtfully converted in 1998 – it's full of character and history.





Upstairs, the galleried landing gives a moment of pause, a place to breathe in the grandeur of the barn's architecture. There are three beautifully appointed double bedrooms in total, each one thoughtfully designed and offering its own luxurious en-suite. The principal suite is a true retreat, complete with spa-like bathroom and a stylish fitted dressing area.

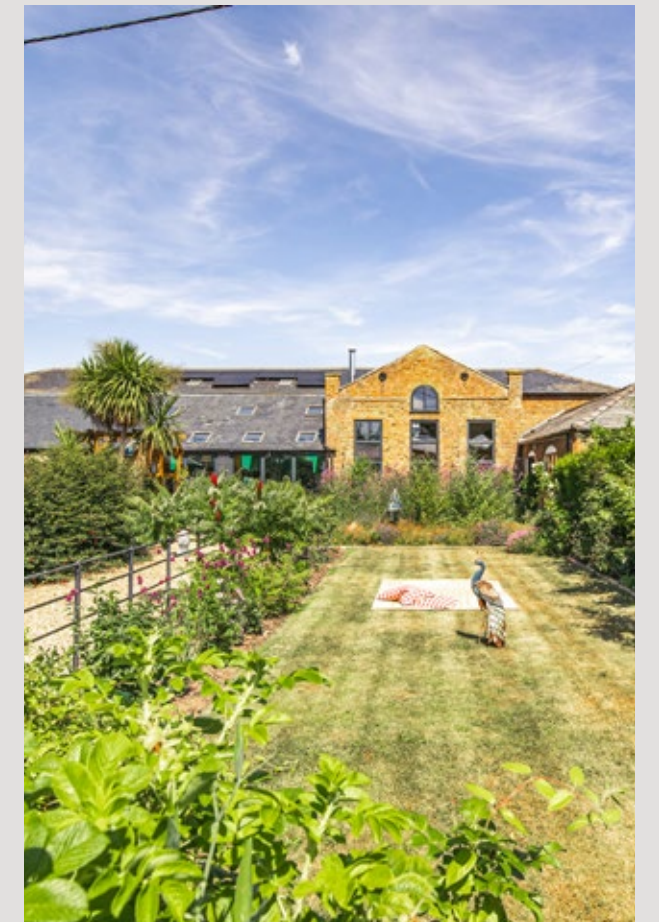
Step outside, and the magic continues. The grounds are a series of enchanting chapters, a landscaped haven of courtyards, borders, and places to sit with coffee or a glass of something chilled. A large workshop and two substantial barns offer huge scope, whether you dream of a studio, a classic car collection or creative business space.

Set in a peaceful rural location, yet just a short distance from village amenities and key transport links, Curlew Court offers the rare blend of seclusion and connectivity. A home that doesn't just accommodate life – it enhances it.

This is more than a house. It is a lifestyle, a sanctuary, and a masterpiece of rural living.



The view from the kitchen is beautiful, and we often spend time on the patio enjoying the garden – it's such a relaxing spot.





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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Sutton Bridge

THE GATEWAY
TO LINCOLNSHIRE

Sutton Bridge is a charming village situated on the western bank of the River Nene, known as the 'Gateway to Lincolnshire.' Its picturesque marina, the Cross Keys Marina, offers recently developed moorings, making it an attractive spot for boating enthusiasts.

The village boasts a selection of local shops, including a Co-op supermarket, pubs, restaurants and essential amenities, providing convenience and a welcoming community atmosphere. A well-regarded primary school is within a 10-minute walk, making it ideal for families. There is also a medical centre within the village. Recreational activities include a local golf club and fishing along the River Nene.

Just 3 miles away is the market town of Long Sutton, offering a broader range of services, including shops, restaurants, and schools. For a more extensive range of amenities, the historic market town of Wisbech lies approximately 7 miles to the southeast. Here, you can enjoy a mix of independent and national retailers, theatre performances, farm shops, a swimming pool, and the highly regarded Wisbech Grammar School.

King's Lynn, around 9 miles away, offers a mix of shopping, leisure, and cultural attractions. Among its highlights are a cinema, ten-pin bowling alley, football club, and a wide range of restaurants and shops. King's Lynn also has excellent public services, including the Queen Elizabeth Hospital, a police station, a fire station, primary and secondary schools, a college, and a library. For those who commute, there is a mainline rail link from King's Lynn, via Cambridge, to London King's Cross, with a travel time of around 1 hour and 40 minutes.

Sutton Bridge's combination of local charm, proximity to bustling towns, and excellent transport links makes it a desirable location for both families and individuals seeking a blend of rural and urban living.



Note from the Vendor



Curlew Court, 1994



SERVICES CONNECTED

Mains water and electricity. Drainage via private treatment plant. Oil fired central heating and log burners. Solar panels with battery storage and EV charging point.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

C. Ref:- 2019-6233-7326-1715-1111

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: ///clocking.mole.innovator

AGENT'S NOTE

The property benefits from a right-of-way over a shared access private driveway. Present owners approximate annual running costs are £2,300 including the running of two electric vehicles.

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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Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

