



Centre Farm House & Barns

STRADSETT

SOWERBYS

Land & New Homes Specialists



INTRODUCING

Centre Farm House & Barns

Stradsett, Norfolk
PE33 9HH

Rare Renovation Opportunity

Period Farmhouse and Pair of Victorian Barns

Plot Extends to Approximately
0.75 Acres (STMS)

Farmhouse – Approximately 1,626 Sq. Ft.

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 Barns to
Dwellings, King's Lynn & West Norfolk Borough,
Council Planning Reference - 23/02162/F

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This rare offering invites the creation of something truly special, the chance to breathe new life into both the farmhouse and the magnificent pair of period barns.

Once part of the historic Stradsett Estate, these buildings sit within a setting steeped in heritage, where a working farm still thrives alongside the stately Stradsett Hall.

Imagine transforming these character-filled structures into a spectacular country residence, an idyllic retreat, or even a harmonious blend of homes. All of this unfolds against a backdrop of formal gardens, rolling farmland, and a swan-dotted lake, a scene of timeless beauty that offers an almost blank canvas for the discerning buyer's vision.

Whilst the farmhouse offers a fabulous opportunity, whether to simply refresh its charm or to revisit the drawing board with more ambitious aspirations, it is further enhanced by full planning permission for the conversion of the neighbouring pair of barns to dwellings (King's Lynn and West Norfolk Borough Council Planning Reference: 23/02162/F).



Ground Floor



First Floor

GROUND FLOOR

Sitting Room
15'6" x 13'0" (4.72m x 3.96m)

Kitchen
21'6" x 9'10" (6.55m x 3.00m)

Dining Room
13'0" x 12'4" (3.96m x 3.76m)

FIRST FLOOR

Bedroom
13'0" x 12'7" (3.96m x 3.84m)

Bedroom
14'1" x 9'2" (4.29m x 2.79m)

Bedroom
13'0" x 12'9" (3.96m x 3.89m)

Total Approximate Floor Area 1,626 Sq. Ft. / 151.05 Sq. M.

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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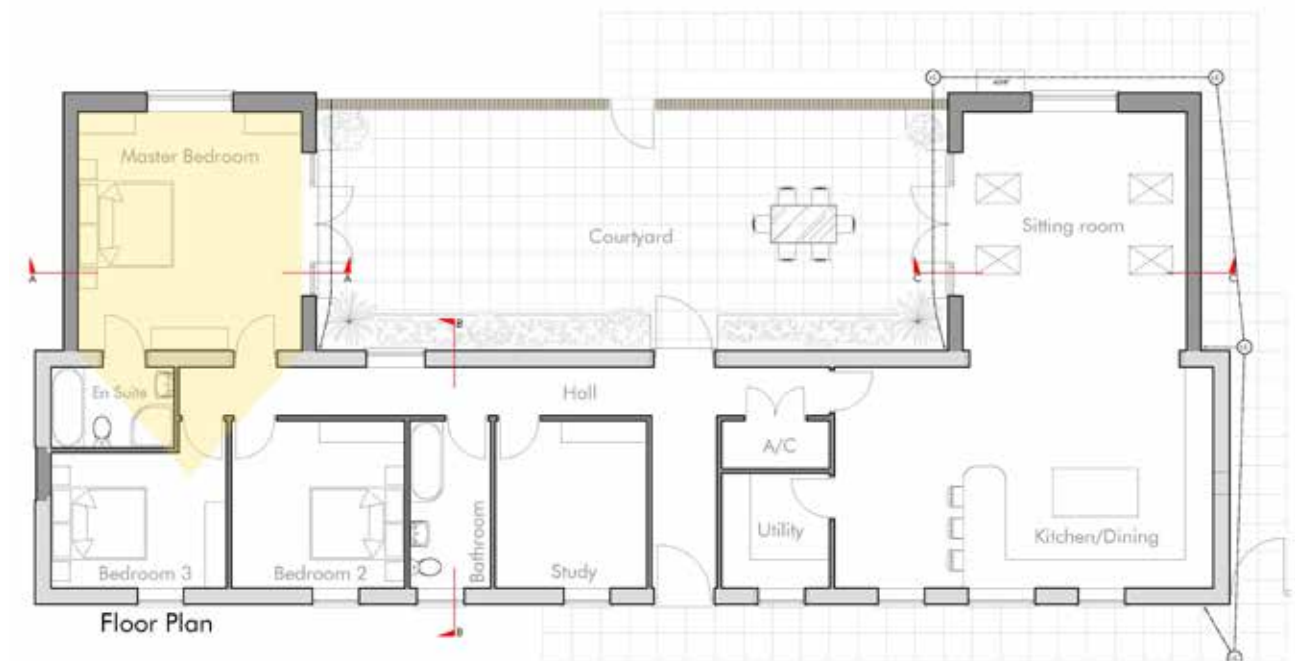




North Elevation



South Elevation



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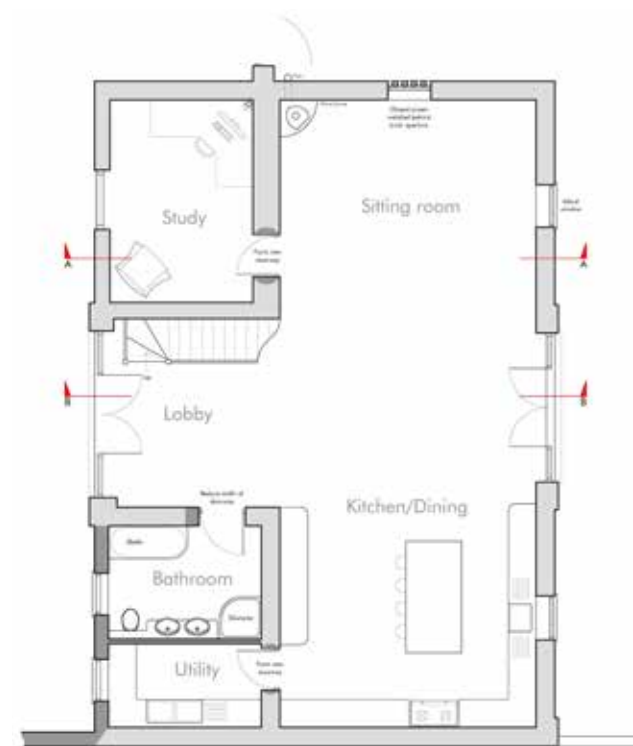
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East Elevation



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
Access to the farmhouse will need to be incorporated into the existing access used by the barns. The renovated properties will not be able to be used as holiday lets. Viewings are 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.

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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