



THE STORY OF  
**The Old Barn**

*Hillington, Norfolk*

**SOWERBYS**





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# The Old Barn

Hillington, Norfolk  
PE31 6BJ

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No Onward Chain

Stunning Carrstone Conversion

5,000+ Sq. Ft. Including Annexe, Gym and Office

11m Sitting Room with Bi-fold Doors  
and Inglenook Fireplace

Bespoke Kitchen with Granite  
Worktops, Aga, Island and Pantry

Two-Bedroom Annexe, Ideal for Guests or Letting

21m, 8-Bay Cart Shed with  
Conversion Potential (STP)

Flexible Outbuildings - Office, Gym and Sauna

South-Facing Garden, Private and  
Beautifully Landscaped

Eco-Friendly with Air Source  
Heating and Solar Panels (FIT)

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Set on the edge of the Royal Sandringham Estate, The Old Barn is a truly outstanding carrstone barn conversion, a harmonious blend of rural elegance, modern comfort, and timeless character. From the moment you arrive, it's clear this is no ordinary home. Offering over 5,000 sq. ft. of versatile living space, including a separate annexe, gym, home office and extensive outbuildings, this is a property designed for those seeking space, flexibility, and an exceptional lifestyle.

Steeped in history yet thoughtfully reimagined, the principal residence centres around a spectacular double-height reception hall, flooded with natural light from soaring gabled glazing and full-width bi-fold doors. At its heart lies a magnificent 11-metre sitting room, a true statement space, with exposed beams, feature lighting, and an impressive inglenook fireplace. Whether you're entertaining on a grand scale or enjoying a quiet evening by the fire, this space rises beautifully to the occasion.

The adjoining kitchen is a masterclass in understated luxury. Handcrafted oak cabinetry is paired with granite worktops, a large central island, walk-in pantry and an electric Aga, delivering both beauty and practicality in equal measure. A separate utility room ensures every-day functionality is carefully tucked away.

The accommodation in the main house flows effortlessly, offering four bedrooms, including a stunning principal suite with open-plan dressing area and a large, indulgent shower room. Additional spaces, including a snug, study and a sleek, contemporary conservatory, provide flexibility for modern family life or remote working.





Over five years, we've opened up the barn and added bedrooms and bathrooms, modern touches without losing the charm.







Linked discreetly to the main residence yet fully self-contained, the two-bedroom annexe presents an ideal opportunity for multigenerational living, visiting guests, or potential holiday letting (subject to the necessary permissions). With its own entrance, fitted kitchen, generous sitting room, and two bathrooms, it mirrors the quality of the main home while retaining a sense of independence and privacy.

Outside, the lifestyle offering continues. The south-facing, partly walled garden has been thoughtfully landscaped to provide seasonal colour, privacy, and various areas to enjoy. The extensive gravelled driveway leads to an extraordinary 21-metre, eight-bay cart shed, offering secure parking, eaves storage, and excellent conversion potential (STP). A separate building houses a fully equipped gym and sauna, while a dedicated home office and additional stores further enhance the practicality of the property.

Sustainability has been carefully considered, with modern comforts including air source heating, high-performance double glazing, 16 solar PV panels (with feed-in tariff), and mains drainage, all within a curtilage-listed heritage setting.

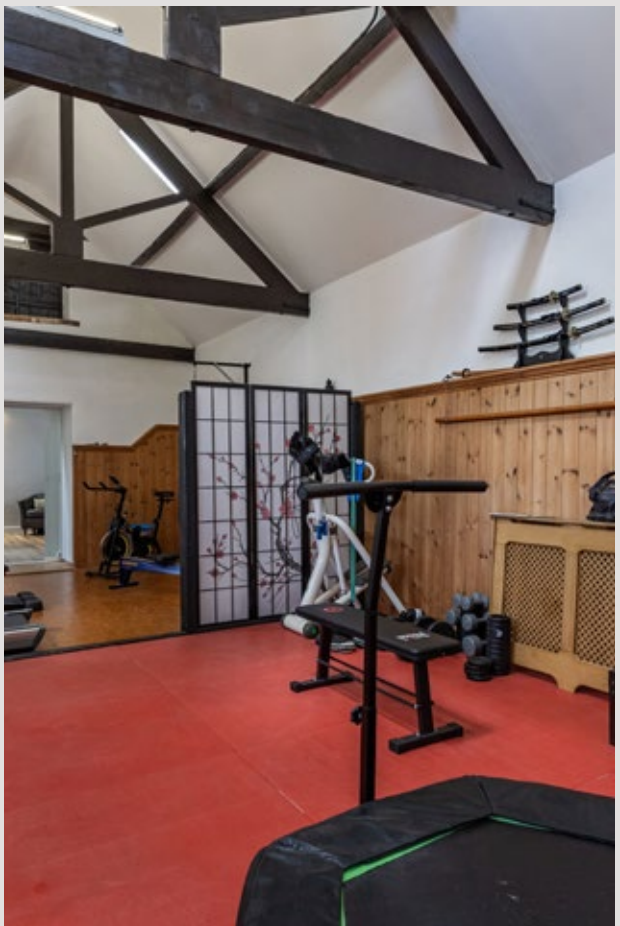
Located in the desirable village of Hillington, with a village store, pub, and easy access to King's Lynn, Sandringham, and the beautiful North Norfolk coastline, The Old Barn combines peaceful rural living with excellent connectivity.

Offered with no onward chain, this is a rare opportunity to acquire a home of true distinction, one that balances scale and soul, tradition and innovation, privacy and possibility.

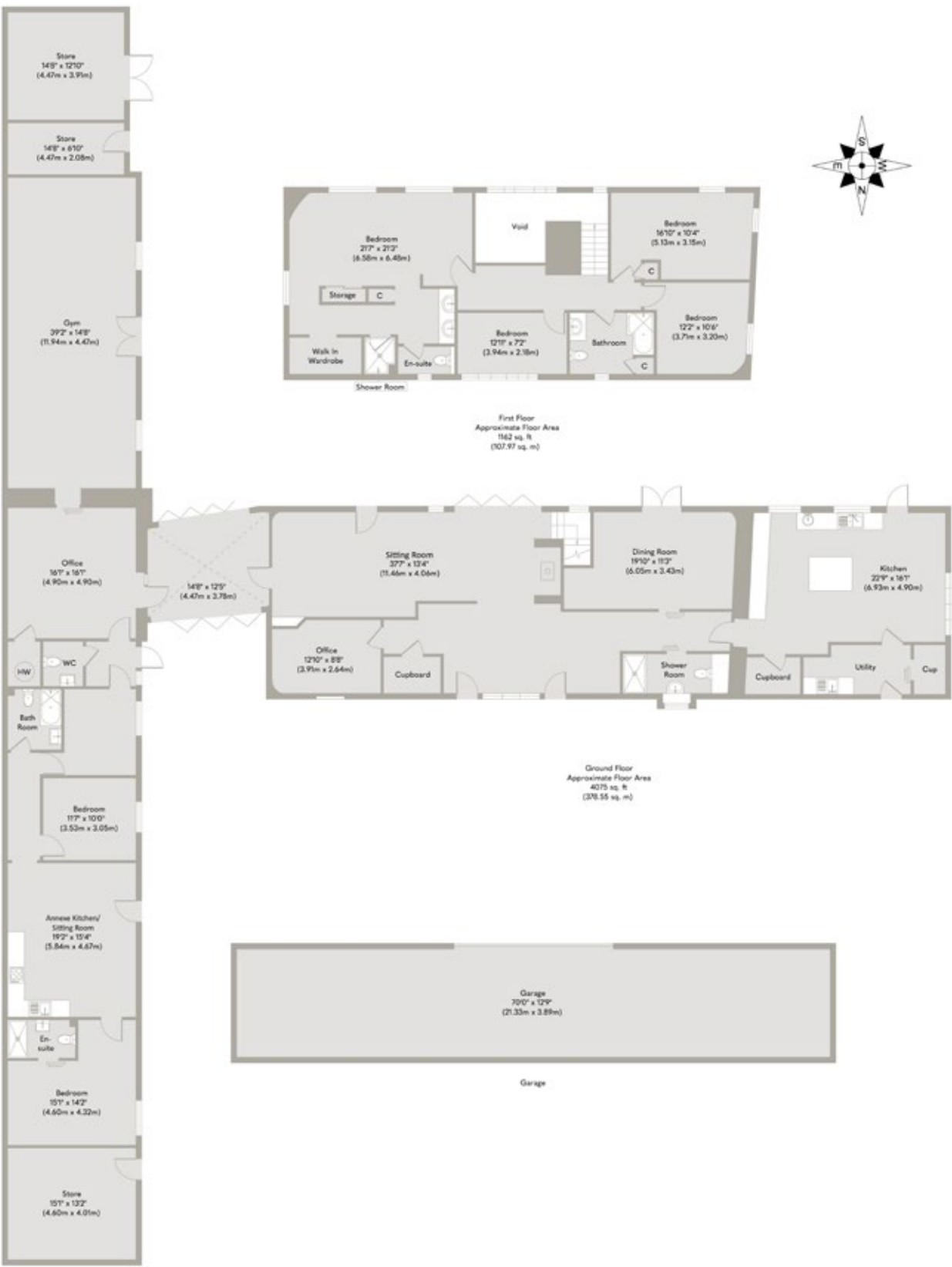




Spacious, comfortable,  
and private - that sums it  
up perfectly.







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.



# Hillington

A THRIVING COMMUNITY IN A  
BEAUTIFUL COUNTRYSIDE SETTING

A small village situated a few miles outside King's Lynn, Hillington is on the edge of the Royal Estate of Sandringham with Sandringham House, Woods and other Royal villages such as West Newton and Anmer just a short drive away.

The village amenities include a village shop/garage/post office, the renowned Ffolkes Arms Hotel, and the local church. Hillington is ideally located for access to King's Lynn, Fakenham and the North Norfolk Coast, with many great pubs, walking and leisure facilities all within half an hour. For the keen golfers there are courses nearby at King's Lynn and Middleton, and slightly further away are the challenging links courses of Hunstanton and the Royal West Norfolk at Brancaster.

With Cambridge, Peterborough and Norwich all within an hour's drive and a direct rail line into London King's Cross arriving in the capital in just 1 hour 40 minutes, King's Lynn continues to attract a growing number of professionals seeking an easy commuter route. It's easy to see the appeal of this central location with a clutch of high street retailers and independent restaurants in the town's Vancouver Centre. The Majestic Cinema and King's Lynn Alive Corn Exchange are the place to catch a film or show, or check out what's on at St George's Guildhall, the UK's largest surviving medieval guildhall, today a vibrant arts centre.



## Note from the Vendor



"The local walks are fantastic, fields, streams, and woodland right on the doorstep. It's ideal for dog lovers."



## SERVICES CONNECTED

Mains water, electricity and drainage. Air source heat pump.

## COUNCIL TAX

Band G.

## ENERGY EFFICIENCY RATING

Annexe - E. Ref:-5435-6527-0000-0739-9226.

Main House - D. Ref:- 2493-3049-8207-4715-0200

To retrieve the Energy Performance Certificates' 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 numbers' above. Alternatively, the full certificates' can be obtained through Sowerbys.

## TENURE

Freehold.

## LOCATION

What3words: ///kindness.pepper.golden

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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