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THE STORY OF

# Manor Farm House

*North Wootton, Norfolk*

SOWERBYS





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North Wootton, Norfolk  
PE30 3PR

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Distinctive Home Blending Cottage  
Warmth with Barn Elegance

Impressive Vaulted Entrance Hall  
with Dual-Sided Fireplace

Characterful Dining Room with  
Exposed Carrstone and Timbers

Welcoming Farmhouse Kitchen  
with Solid Wood Cabinetry

Versatile Workshop, Office and Utility  
Rooms with Annexe Potential (STP)

Four Bedrooms Including Principal with En-Suite

Family Bathroom with Roll-Top  
Bath and Separate Shower

Private and Picturesque Garden  
Ideal for Entertaining

Desirable Village Setting Close to  
Sandringham and North Norfolk Coast

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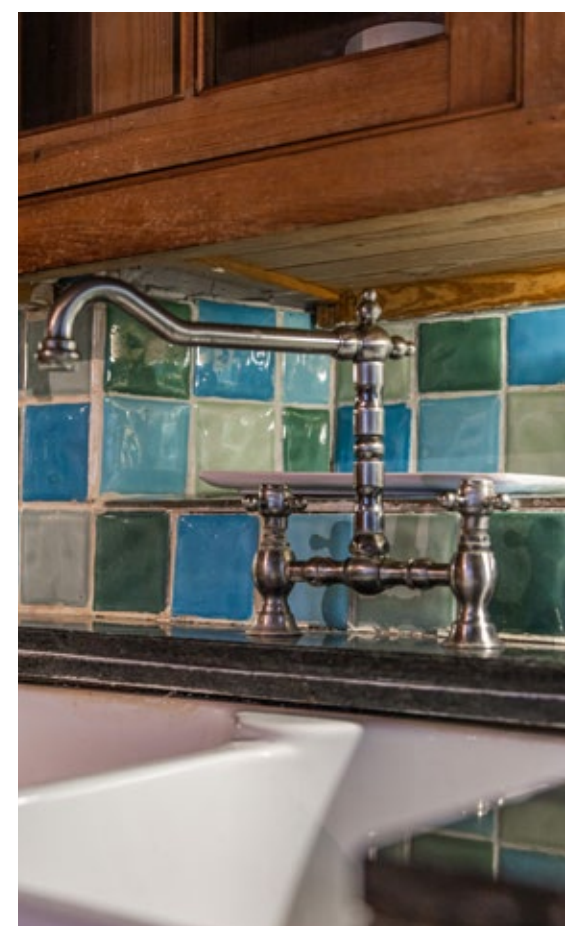
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Occupying a distinguished position in the heart of this much-loved Norfolk village, Manor Farm House is a truly special home - one that tells a story of centuries past while offering all the comfort and character of a remarkable country residence today.

Once part of the original Manor House, this side now beautifully combines what was once a charming cottage with the adjoining barns that historically served the farm. The result is a home of genuine presence and individuality - one that perfectly balances the rustic warmth of a traditional farmhouse with the impressive scale and craftsmanship of a barn conversion.

Step inside and you'll immediately sense the personality of the place. The barn end opens into a striking entrance hall with vaulted ceilings, exposed beams, and a handsome dual-sided fireplace that also warms the inviting sitting room beyond - the perfect space for relaxed evenings by the fire. Adjacent lies the dining room, grand in proportion and rich with period detail, including exposed carrstone walls, heavy timbers, and wide windows that flood the room with natural light.

At the cottage end, the kitchen and breakfast room form the focal point of daily life - a wonderfully welcoming space fitted with solid wood cabinetry and generous enough for a large farmhouse table where family and friends can gather. Beyond, a snug, pantry, and useful utility area ensure that every practical need is met while retaining a sense of homely comfort.

A separate suite of rooms - including a workshop, office, store room, utility, and WC - offers immense flexibility. These could be developed into a self-contained annexe (subject to the relevant planning permissions), a superb hobby or games area, or simply incorporated into the main accommodation to create an even more substantial home.





This is a lovely, characterful property in a great location, especially convenient for accessing King's Lynn and Sandringham.







The first floor continues to delight. The principal bedroom enjoys its own en suite shower room, while two further bedrooms share a generous family bathroom complete with a roll-top bath and separate shower.

“I would describe my home as comfortable, happy and well-located.”



A second staircase leads to an additional mezzanine bedroom or study area, offering a tucked-away space ideal for guests or quiet reflection.





Outside, the garden provides a private and picturesque retreat - a beautifully kept haven that perfectly complements the rural lifestyle, offering space to entertain, unwind, and enjoy the seasons.

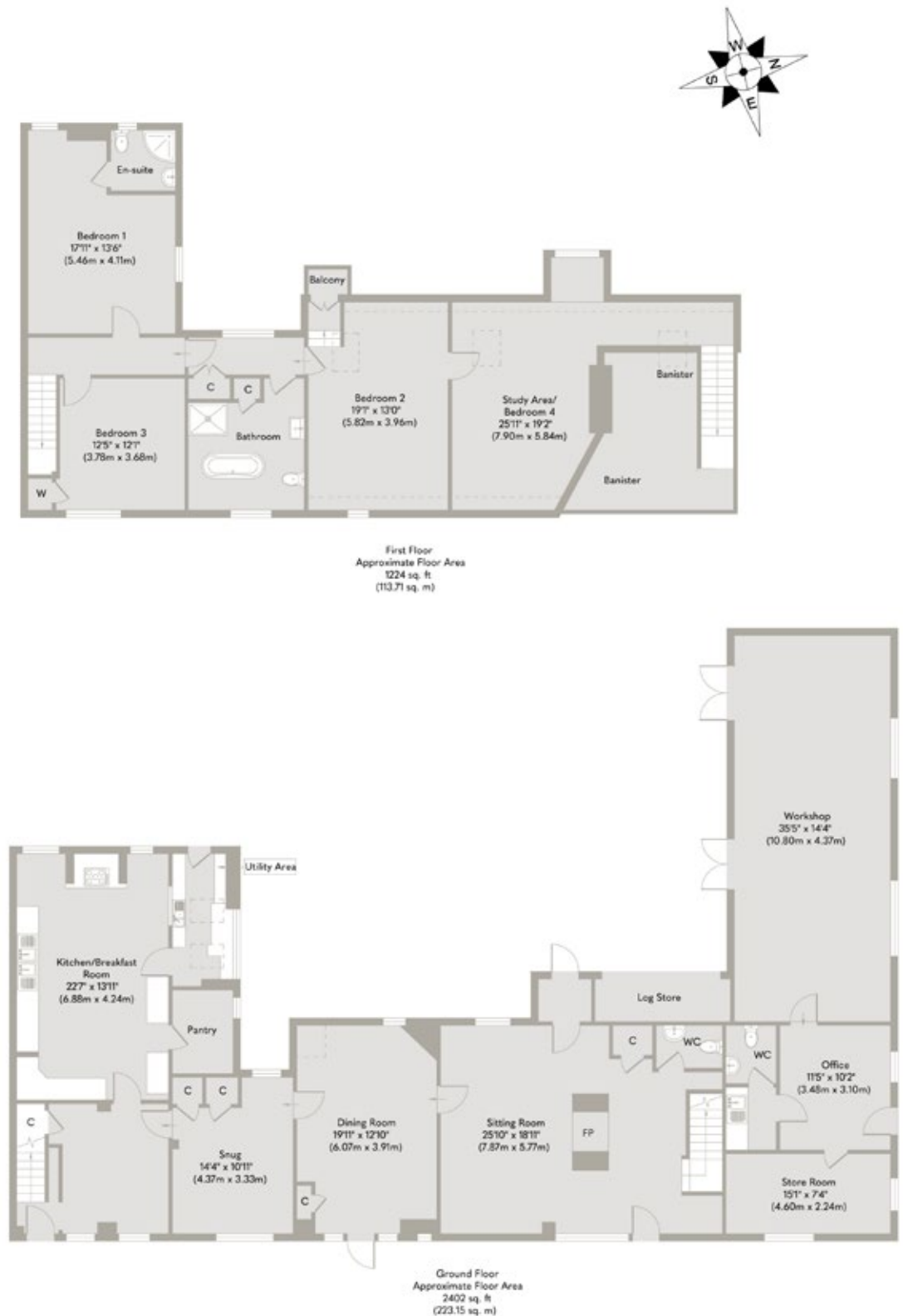
Life here is about balance - between past and present, countryside charm and contemporary comfort. With the glorious open spaces of the Woottons' green parks, the Royal Sandringham Estate, and the unspoilt North Norfolk coastline all within easy reach, Manor Farm House offers the very best of village and country living in one remarkable home.



Moving here gave us more of a sense of community and allowed us to have separate living spaces while sharing a kitchen.







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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## North Wootton

ON THE OUTSKIRTS OF AN HISTORIC  
MARKET TOWN

North Wootton is on the outskirts of King's Lynn which has the facilities you would expect from a market town in Norfolk, including schools, shopping and leisure facilities. There is a mainline train service to London King's Cross via Cambridge - 1hr 40mins).

One of the main attractions in North Wootton is the historic St. Mary's Church, which dates back to the 12th century and features stunning architecture and a tranquil churchyard. The village also boasts a lovely local pub where visitors can enjoy a refreshing drink and traditional British fare.

The Sandringham Estate is nearby with Sandringham House and attractive walks through the woods. Slightly further is the North West Norfolk Coastline with the beautiful, long, sandy beaches. For the golf enthusiasts there is the King's Lynn Golf Club and the challenging links courses of Hunstanton Golf Club and The Royal West Norfolk Golf Club at Brancaster

Whether you're interested in history, nature, or simply enjoying the tranquillity of the countryside, North Wootton and its surrounding areas offer something for everyone.



### Note from the Vendor



“Manor Farm House is thought to be the oldest building in North Wootton. Our old dairy's now a studio, but the milk churn spot remains.”



### SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating and log burner.

### COUNCIL TAX

Band D.

### ENERGY EFFICIENCY RATING

E. Ref:- 9340-2386-6200-2902-6021

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: ///booklets.known.destined

### AGENT'S NOTE

The property owns the driveway over which neighbouring properties have a right of way.

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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