



The Green,
East Rudham

SOWERBYS

Mulberry Barn is a spacious and characterful barn conversion, offering contemporary accommodation in a popular village location.

Set back from the village green, hidden away from the going's on of village life, Mulberry Barn perfectly blends the character and charm of a period property with the contemporary comforts of modern-day living.

The ground floor accommodation here offers a wealth of reception space which is perfect for entertaining. You are welcomed into a large entrance hall with high ceilings; the living room has a wonderful feature fireplace and is adorned with light through the large dual aspect windows,

The country style kitchen has been enlarged by the current owners to allow for a more informal dining area, aside from the main dining room.

The bedrooms are all of generous sizes, and the current owners have turned the largest bedroom into a principal suite with a vaulted ceiling, and its own en-suite bathroom and private reception room. For those who work from home, or perhaps like the versatility of further reception space, there are rooms throughout the property currently utilised as offices which offer this practicality.

The property has an ample amount of parking to the front, owned privately and accessed via a shared courtyard; and to the rear of the property is a delightful walled garden, perfect for alfresco dining and entertaining.

This home offers an abundance of space and makes the ideal family home.

Available January 2026.

EAST RUDHAM

An historic conservation village, East Rudham is near the market towns of Fakenham and King's Lynn. The village was built around a central green with many period properties. It has a village hall/social club with sporting facilities, a thriving primary school and a vet. A mobile postal van operates Monday to Friday, and the fabulous Rudham Deli stocks a wide range of local produce.

There's also the renowned Crown Inn, and a tearoom. There are good secondary schools at Fakenham and King's Lynn. The north Norfolk coast is a short drive away. Coast or country? If your heart is set on the gentle bustle of a market town, but within easy reach of the sea, Fakenham is top of the list. While sandy beaches are just ten miles away, the market town is perfectly positioned halfway between King's Lynn and Norwich with easy reach to Holt and Swaffham, making for an easy commute. Out of working hours, there's plenty to keep you entertained including the thriving independent Central Cinema, a perennial favourite with locals. Enjoy a fun glass-blowing session with the kids at Langham Glass, reconnect with nature at Pensthorpe or blow the cobwebs with a walk at nearby Sculthorpe Moor. For something fancier, dress up to the nines and enjoy a day out and a flutter at Fakenham Racecourse, or team up with your playing pals for a round at Fakenham Golf Club, set in and around the racecourse. And Thursford is just four miles away with its magnificent collection of steam engines and organs – a visit to its Christmas spectacular gives a West End theatre excursion a run for its money.

AGENT'S NOTE

Unfurnished
Oil Central Heating
Pets by Negotiation
12 Month Initial Tenancy
Available January 5th 2026

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

D. To be confirmed. The reference number or full certificate can be obtained from Sowerbys upon request. 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.

LOCATION

What3Words - [///mega.typed.bookcases](https://www.what3words.com/)



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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