



Introducing
1 West End Barns
Northwold

SOWERBYS

Combining timeless charm with modern living, this spacious two-storey residence offers flexible accommodation, a detached garage/workshop, and a south-facing walled garden.

Inside, a welcoming hallway with a solid oak staircase leads to generous ground-floor living, including a dual-aspect sitting room with a multi-fuel burner and french doors, a striking dining room with floor-to-ceiling windows, and a stunning open-plan kitchen/family room with vaulted ceilings, exposed beams, and premium appliances. A separate utility room, study/boot room, and cloakroom add further practicality.

A ground-floor bedroom with a private entrance and stylish en-suite provides options for guests, multigenerational living, or a home office.

Upstairs, the principal bedroom features vaulted ceilings, air conditioning, a walk-in wardrobe, and an en-suite. Two further double bedrooms share a modern family bathroom.

The private rear garden enjoys a sunny aspect with a slate patio, lawn, mature borders, and a shed. Large gates allow side access, with outdoor sockets (including provision for a hot tub). The detached garage/workshop is divided into gym and storage areas, both with power and lighting. Ample off-road parking completes the property.

Available now on an initial 12-month tenancy.

NORTHWOLD

A civil parish in the English county of Norfolk, Northwold lies on the edge of the Norfolk Fens and Breckland. This rural village, set near the fringes of Thetford Forest, offers local shops, traditional pubs, and a welcoming village hall.

Approximately 20 miles away, perched on the banks of the River Ouse, King's Lynn has been a centre of trade and industry since the Middle Ages. Its rich history is reflected in the many beautiful buildings that still line the historic quarter.

King Street, which runs from Tuesday Market Place to the Custom House, was once known as 'Stockfish Row' for the number of fish merchants who lived there. With a listed building every 26 feet, Sir John

Betjeman described it as one of the finest walks in England. With Cambridge, Peterborough, and Norwich all within an hour's drive, and a direct rail line to 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 well-connected town, with a mix of high street retailers and independent restaurants in the Vancouver Centre. The Majestic Cinema and King's Lynn Alive Corn Exchange are ideal spots to catch a film or show, while St George's Guildhall—the UK's largest surviving medieval guildhall—now serves as a vibrant arts centre.

A stunning cluster of Georgian architecture sits to the west of town, surrounding The Walks, a Grade II listed 17-hectare park where elegant visitors once promenaded. Families still enjoy weekend strolls or Sunday concerts in the park today, and The Red Mount—once a wayside stop for pilgrims headed to the shrine of Our Lady of Walsingham—offers incredible elevated views across the landscape.

AGENTS NOTE

Unfurnished.

Available now.

Oil central heating.

Pets by negotiation.

12 month initial tenancy.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

C. 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: [///passion.leathers.scope](https://www.what3words.com/#!/passion.leathers.scope)



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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