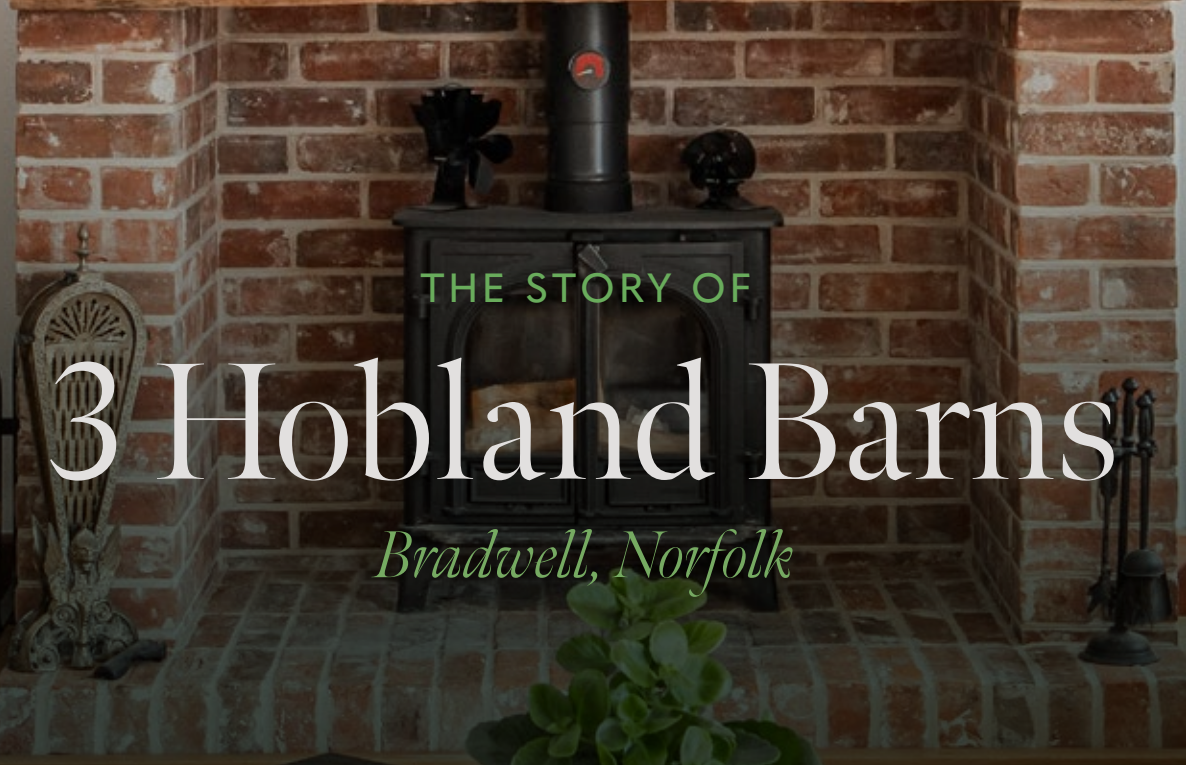




home



THE STORY OF

3 Hobland Barns

Bradwell, Norfolk

SOWERBYS



THE STORY OF

3 Hobland Barns

Bradwell, Norfolk
NR31 9BS

Immaculate Barn Conversion Nearing 3,200 Sq. Ft

Far-Reaching Countryside Views
in Every Direction

Versatile Five-Bedroom Accommodation

Impressive Galleried Reception Hall,
Vaulted Ceilings and Exposed Beams

Superb Kitchen/Breakfast Room for Entertaining

Spacious Sitting Room with Woodburning Stove

Luxurious Principal Bedroom with En-Suite

Approximately Quarter-Acre Landscaped Gardens

Multiple Terraces Enjoying All-Day Sunshine

Large Double Garage with
Annexe Potential (STPP)

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Extending to 3,200 sq. ft, this immaculate barn conversion occupies a wonderful position within a small and exclusive collection, surrounded by open countryside and far-reaching views in every direction.

Beautifully presented throughout, the accommodation is both generous and remarkably versatile offering five bedrooms. At the heart of the home is a stunning galleried reception hall, setting the tone for the impressive proportions and character found throughout. Vaulted ceilings, exposed beams and an abundance of natural light combine beautifully with contemporary finishes, creating a home that feels both characterful and wonderfully comfortable.

The superb kitchen/breakfast room forms a natural hub for everyday family life with a fine array of cabinetry and plentiful options for dining and hosting, while the spacious sitting room offers valuable balance to the open plan and provides an impressive setting for relaxing and entertaining. The woodburning stove makes this room a delight in the winter months whilst warmer seasons meant the bi-fold doors can be swung open and vistas of the garden fully enjoyed. The ground floor is completed by the formal dining room and study, both of which would make excellent ground floor bedrooms given that they flank the ground floor family bathroom.

Upstairs, three further bedrooms including the sizable principal bedrooms complete with built in storage and a luxurious shower room en-suite. An equally large guest bedroom enjoys a lavish en-suite of its own whilst the third bedroom to the first floor provides yet more versatility to the home.

Outside, the property occupies an approximately quarter-acre plot (STMS), with generous lawned gardens, established planting and far-reaching countryside views. Multiple paved terraces make the very best of the all day sunshine whilst the delightful summerhouse is an idyllic spot to unwind with a good book.

The property also benefits from a double garage with scope for annexe potential (stpp).

For those seeking a substantial countryside home with genuine character, flexible accommodation and excellent access to the coast and Norwich, this exceptional barn conversion offers a rare opportunity to enjoy the best of both worlds.





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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Bradwell

WHERE COAST MEETS CALM

Bradwell is a well-established village on the southern side of Great Yarmouth, offering a peaceful residential setting with convenient access to the coast, neighbouring Gorleston-on-Sea and the wider Norfolk and Suffolk countryside. Positioned on the outskirts of the village, the property enjoys a more rural feel while remaining within easy reach of local amenities and everyday conveniences.

Bradwell provides a good range of facilities for day-to-day living, with a Sainsbury's Local and Morrisons Daily providing convenient options for everyday shopping, alongside independent businesses, cafés, takeaways and essential services. GP and dental facilities are also close by, while James Paget University Hospital is within easy walking distance of the barn.

The village is well placed for families, with a number of local schools including Woodlands Primary Academy and Homefield C of E VC Primary School, while Lynn Grove Academy serves the wider area at secondary level.

There are also plenty of opportunities to enjoy the outdoors and stay active locally. Green Lane Playing Field provides space for football, bowls, children's play and other activities, while Mill Lane Recreation Ground includes an outdoor gym, children's play area, basketball courts, a skatepark and playing fields. The Phoenix Pool & Gym offers further leisure facilities within the village.

The property is particularly well positioned for enjoying the coast, being equidistant between Great Yarmouth and Lowestoft and just a five-minute drive from the beautiful Gorleston Beach. Gorleston Golf Club is also close by, offering an excellent setting for golf and holding the distinction of being the most easterly golf club in the UK.

For wider connections, regular bus services link Bradwell with Great Yarmouth, Gorleston-on-Sea and surrounding villages, while the A143 provides a direct route towards Beccles and the A47 offers connections towards Norwich and the wider Norfolk road network. Great Yarmouth railway station is also within reach, providing onward rail connections.



Note from the Vendor



“The barn is spacious and perfect for entertaining, set in a peaceful, tranquil area while still being just 5 minutes from shops, beaches and countryside walks, and only 25 minutes from Norwich.”



SERVICES CONNECTED

Mains water and electricity. Private drainage. LPG central heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

D. Ref:- 9390-2523-0420-2294-3545.

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: ///notifying.utensil.fuses

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SOWERBYS

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