



GOOD FRIENDS, GOOD WINE, GOOD TIMES

THE STORY OF

5 West Hall Farm Barns

Sedgeford, Norfolk

SOWERBYS



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Sedgeford, Norfolk
PE36 5NA

Five-Bedroom Barn Conversion
in an Idyllic Village Setting

Beautifully Positioned with Uninterrupted
Views Towards the Village Church

Character-Rich Interiors with Exposed Oak
Beams, Stone Flooring and Handcrafted Joinery

Impressive Full-Height Reception
Hall and Galleried Landing

Elegant Sitting Room with Feature
Fireplace and Wood-Burning Stove

Spacious Kitchen and Breakfast
Room Overlooking the Garden

Versatile Additional Reception Room,
Ideal as a Study, Snug or Playroom

Principal Bedroom Suite with Dressing Room,
En-Suite Bathroom and Juliet Balcony

Four Further Double Bedrooms, all
with Access to En-Suite Facilities

Landscaped Private Gardens, Extensive
Parking, Cart Barn and Two Garages

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Set in an enviable position beneath the backdrop of the village's picturesque church, this exceptional barn conversion is a magnificent family home, seamlessly blending period character with luxurious modern living. Finished to an exacting standard throughout, the property offers beautifully proportioned accommodation arranged over two floors, showcasing an abundance of original features including exposed oak beams, stone flooring and handcrafted oak joinery.

A stunning full-height reception hall creates an unforgettable first impression, immediately setting the tone for the quality and scale found throughout the home. The elegant sitting room is a wonderful place to relax, featuring exposed oak timbers and an impressive fireplace with a wood-burning stove, perfect for cosy evenings. The formal dining room, with its attractive stone flooring and exposed beams, provides an ideal setting for entertaining family and friends, with doors opening directly onto the rear terrace.



At the heart of the home is the spacious kitchen/breakfast room, beautifully appointed and offering ample space to gather over breakfast or enjoy a morning coffee while taking in views of the garden. A further reception room provides excellent flexibility and would make an ideal home office, children's playroom or snug. Completing the ground floor are a practical utility room, boot room and cloakroom.

The first floor continues to impress with a generous galleried landing incorporating a quiet seating area, creating the perfect retreat for reading or simply unwinding. The superb principal suite enjoys a walk-in dressing room, an elegant en-suite bathroom with both a bath and separate shower, together with a Juliet balcony overlooking the beautifully landscaped gardens. Two further double bedrooms each benefit from their own en-suite facilities, while bedrooms four and five are served by a stylish Jack and Jill en-suite bathroom, making this an ideal home for growing families or those welcoming visiting guests.



Whether hosting friends in the dining room, barbecuing in the garden or enjoying drinks on the terrace, this house was designed to bring people together.





It offers everything we hoped for in a country home - space to entertain, peaceful corners to unwind and a setting that's as beautiful as the house itself.

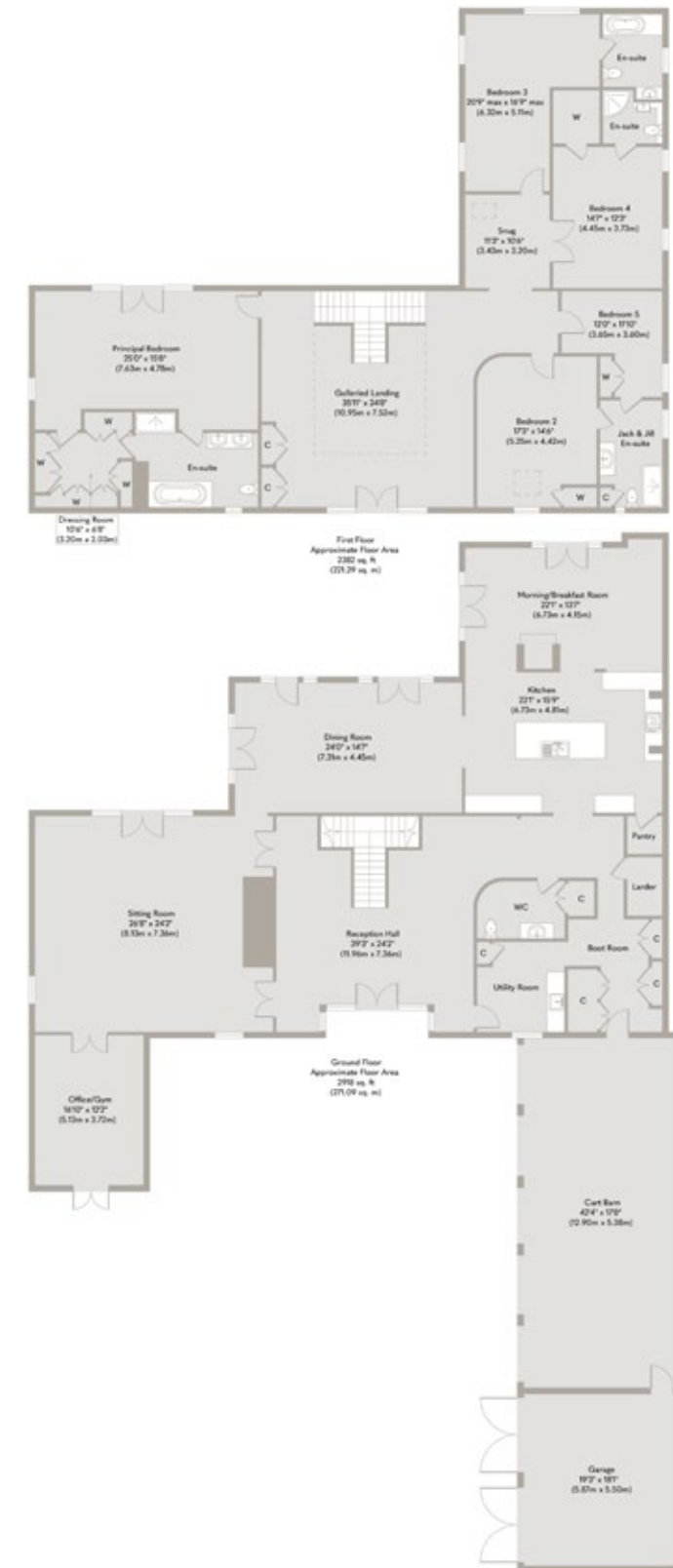


Outside, the property is equally impressive. A substantial driveway provides extensive parking, perfect for family gatherings and entertaining, while a generous cart barn offers covered parking for multiple vehicles alongside two additional garages.

The beautifully landscaped rear garden enjoys a high degree of privacy and uninterrupted views towards the village church. A spacious paved terrace provides the ideal setting for al fresco dining or relaxing with a glass of wine, complemented by expansive lawns, mature planting and well-stocked borders. Completing this exceptional outdoor space are a covered seating area, a sheltered barbecue area and a useful garden store, allowing the garden to be enjoyed throughout the seasons.

A truly outstanding barn conversion of exceptional quality, offering the perfect combination of timeless character, generous family accommodation and an idyllic village setting.





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Sedgeford

DISCOVER COASTAL CHARM AND
RICH HERITAGE

A popular conservation village, Sedgeford is just 2.5 miles inland from the thriving village of Heacham with its wide range of shops and facilities.

Sedgeford is home to the SHARP (the Sedgeford Historical Archaeological Research Project), a long term, independently run archaeological project, one of the largest projects in Britain and is firmly rooted in the local community. Peddars Way, a 46 mile trail full of history and tradition, which begins in Thetford, runs through Sedgeford and as far as Holme, where it connects with the Norfolk Coastal Path. Additionally, on the cusp of Sedgeford and between Snettisham and Heacham is the Wild Ken Hill project, a project to restore nature, fight climate change and grow healthy food across a coastal farm in West Norfolk. There's also the King William IV Country Inn and Restaurant, which serves traditional ales and good pub food.

King's Lynn is 15 miles away with its many amenities including schools, shopping and leisure facilities. At King's Lynn there is a mainline train service via Cambridge to London Kings Cross - approx. 1hr 40mins. The Sandringham Estate is close, with the House, gardens and attractive walks through the woods.

The North West Norfolk coastline is within a short drive, with beautiful, long sandy beaches, and for golfing enthusiasts there is the King's Lynn Golf Club and the challenging links courses of Hunstanton and The Royal West Norfolk Golf Club at Brancaster.



Note from Sowerbys



“This has been a home made for family life - from long summer lunches on the terrace to cosy winter evenings around the fire.”



SERVICES CONNECTED

Mains water and electricity. Oil fired central heating. Drainage via septic tank.

COUNCIL TAX

Band G.

ENERGY EFFICIENCY RATING

C. Ref:- 9418-6093-7204-4808-1980

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: ///allies.freshen.jumps

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SOWERBYS

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