



THE STORY OF

1 West End Barns

Northwold, Norfolk

SOWERBYS



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1 West End Barns

West End, Northwold, Norfolk
IP26 5NE

Offered with No Onward Chain

Stunning Detached Period Barn Conversion

Over 2,700 Sq. Ft. of Flexible Accommodation

Garage and Off Road Parking

Conveniently Located for Market Towns
of Thetford and Downham Market

Three Bathrooms, Two of which are En Suite

Dual Aspect Sitting Room with
Feature Log Burner

Sleek Modern Kitchen with Integrated Appliances

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An impressive period barn conversion offering over 2,700 sq ft of flexible accommodation, 1 West End Barns combines the character and proportions of a traditional Norfolk property with the practicality expected of a modern family home.

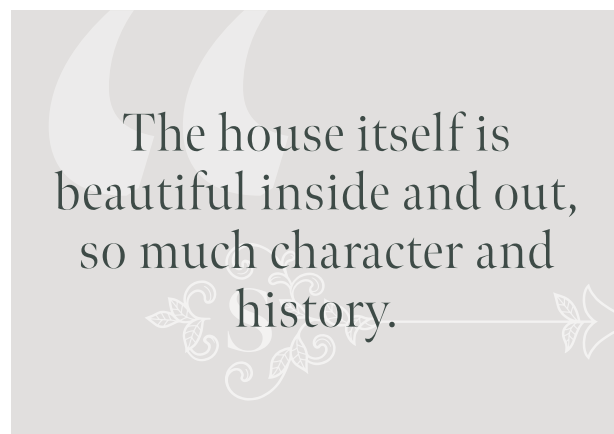
A particularly versatile layout offers ample space for family living, working from home, entertaining and accommodating guests, while the generous floor area provides plenty of scope for the next owners to adapt the home to their individual needs.

At the heart of the home is a sleek modern kitchen with integrated appliances, a practical setting for everyday life which connects naturally with the living and dining areas. The dual-aspect sitting room provides a relaxed space, with a log-burner adding a focal point and making the room equally suited to quiet evenings or informal entertaining.

The accommodation benefits from three bathrooms, two of which are en-suite, and particularly useful for family living or when hosting guests. The principal bedroom has air conditioning as well as a walk-in wardrobe and integrated ceiling speakers. The flexible configuration also allows the various living and bedroom spaces to be used according to changing requirements, whether that means dedicated home-working space, hobbies, guest accommodation or simply having additional room for family life.

Outside, the property benefits from off-road parking and a garage providing useful storage. Its village setting is convenient for the market towns of Thetford and Downham Market, with the surrounding Norfolk countryside providing plenty of opportunity to enjoy the more rural side of the area.

With no onward chain, 1 West End Barns represents an attractive opportunity for buyers looking for a sizeable and flexible home with the space to accommodate modern family life without compromising on the character associated with a period barn conversion.





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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Northwold

A PEACEFUL RURAL VILLAGE
WITH HISTORIC CHARM

Northwold is a civil parish in the English county of Norfolk, lying on the edge of the Norfolk Fens and Breckland. Close to Thetford Forest, the rural village offers local shops, traditional pubs, and a welcoming village community.

Approximately 20 miles away, King's Lynn sits on the banks of the River Great Ouse and has been an important centre of trade since the Middle Ages. Its rich history is reflected in the many listed buildings that line the historic quarter, particularly along King Street, once known as "Stockfish Row" and described by Sir John Betjeman as one of the finest walks in England.

With Cambridge, Peterborough, and Norwich all within around an hour's drive, and direct rail services to London King's Cross taking approximately 1 hour 40 minutes, King's Lynn remains popular with commuters and families alike. The town offers a mix of high street retailers, independent restaurants, cultural venues, and leisure attractions, including the Majestic Cinema, the Corn Exchange, and the historic St George's Guildhall.

To the west of the town, elegant Georgian architecture surrounds The Walks, a Grade II listed historic park spanning 17 hectares. Nearby, The Red Mount, once a stopping point for pilgrims travelling to Walsingham, offers views across the surrounding parkland.



Note from the Vendor



"It's in a great location in Norfolk, I've loved living in that part of the country."



SERVICES CONNECTED

Mains electricity and water. Drainage to treatment plant. Oil fired central heating. Air conditioning to principal bedroom.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

C. Ref: 9902-6427-0000-1189-2206

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: ///shops.truth.incisions

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SOWERBYS

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