



THE STORY OF

Meadow View

Little Snoring, Norfolk

SOWERBYS



THE STORY OF

Meadow View

Little Snoring, Norfolk
NR21 0JJ

Beautifully Finished
Barn Conversion

Two Double Bedrooms

Two En- Suites

Air Source Heat Pump

Log Burner

Stylish and Sleek Kitchen/
Dining Room

Bi-Folding Doors

Limed Oak Floorboards

West Facing Private Garden

Off Street Parking

SOWERBYS BURNHAM MARKET OFFICE

01328 730340

burnham@sowerbys.com

Accessed via a private road on the peaceful north-eastern edge of the charming North Norfolk village of Little Snoring, Meadow View is a beautifully finished two-bedroom barn conversion that blends rustic character with contemporary elegance. Converted just over five years ago, this delightful home offers an exceptional standard of modern rural living - ideal as a full-time residence, luxurious holiday retreat, or stylish bolthole.

Inside, limed oak floorboards and an exposed brick and flint wall add warmth and texture, while a sleek open-plan kitchen and dining area flows effortlessly into the private, south-facing garden via bi-folding doors - perfect for indoor-outdoor living. A log burner enhances the cosy living space, and an air source heat pump ensures year-round comfort.

Both double bedrooms are generously sized with their own modern en-suite bathrooms. One is located on the ground floor, making it ideal for lateral living, while the second sits privately above.

The secure, sunny garden offers a peaceful space for relaxing or entertaining, with off-street parking for two vehicles adding to the property's practicality. Discreetly tucked away, Meadow View enjoys privacy and serenity, while being just under four miles from the bustling market town of Fakenham and ten miles from the Georgian charm of Holt.

A rare find, Meadow View captures the essence of North Norfolk living — stylish, peaceful, and effortlessly comfortable.





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.

Copyright V360 Ltd 2025 | www.houseviz.com

Little Snoring

THE PERFECT MIX OF
COAST AND COUNTRY

Coast or country? If your heart is set on rural life, but within easy reach of the sea, Little Snoring is top of the list. While sandy beaches are just ten miles away, this little village is perfectly positioned halfway between King's Lynn and Norwich within easy reach of Fakenham, Holt and Swaffham, making for an easy commute.

Surprisingly, Little Snoring is actually larger than Great Snoring. This is likely because it was a major British airbase during World War II and was only decommissioned in the 1950s.

This village itself has a pub, shop and post office, whilst less than three miles away is the bustling market town of Fakenham.

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!



Note from Sowerbys



“Whether you’re drawn by the countryside, coastline of character, this is a place to slow down, breathe deeply, and truly feel at home.”



SERVICES CONNECTED

Mains water and electricity. Heating via air source heat pump. Klargestep septic tank.

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

C. Ref:- 0087-0209-0100-7547-4210

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: ///takeover.chap.stooping

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

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.



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606. Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

