



A Stunning, Modern Barn-Style Home in Pentney
King's Lynn

£399,995

Bedrooms: 5 | Bathrooms: 2 | Receptions: 3

Tucked away in the picturesque Norfolk village of Pentney, Paddock View is a truly special five-bedroom home that captures the essence of relaxed countryside living while offering all the space, comfort and versatility a modern family could wish for. Surrounded by open skies and enjoying wonderful paddock views to the rear, the setting immediately gives you a sense of space and freedom, somewhere to switch off, slow the pace and enjoy everything rural Norfolk living has to offer.

From the moment you arrive, the home's barn-inspired character makes a lasting impression. Thoughtfully updated over the years, including the addition of sleek aluminium-framed windows, the property strikes a wonderful balance between rural charm and contemporary style. Inside, the layout has been carefully considered around family life, blending sociable, open-plan spaces with separate reception rooms that give everyone somewhere to come together or escape when they need a little peace and quiet.

Step through the front door and you're welcomed into a striking entrance hall, flooded with natural light thanks to its floor-to-ceiling glazing. This impressive space immediately sets the tone for what is to follow; bright, spacious and inviting, offering a glimpse of the quality and thoughtful design that continues throughout the home.

At the heart of Paddock View is the semi-open-plan kitchen and dining room, a warm and sociable space where everyday family life naturally comes together. It's easy to imagine relaxed morning coffees, homework spread across the table, Sunday lunches with the family or friends gathering long into the evening. Nearby, a separate study, snug or playroom adds valuable flexibility, whether you need somewhere to work from home, a room for children to call their own or simply a quieter space to relax.

The generous living room offers somewhere to slow things down at the end of the day. Filled with natural light and comfortably proportioned, it provides a welcoming retreat for relaxed evenings at home. Double doors open into the conservatory, another fantastic living space and somewhere to sit back and enjoy views across the beautifully landscaped garden whatever the weather.

Head upstairs and the sense of space continues. The first floor is home to three generous double bedrooms, including the impressive principal suite. Complete with its own en-suite shower room and walk-in wardrobe/dressing room, it creates a private sanctuary where you can escape, unwind and enjoy a little space of your own.

Continue to the top floor and you'll discover two further double bedrooms, both full of character and offering even more versatility. Ideal for older children wanting their own space, overnight guests or perhaps additional home-working or hobby rooms, they ensure this is a home that can comfortably adapt and grow alongside your family.

Completing the accommodation is the stylish and practical family bathroom, with both a separate bath and shower providing the best of both worlds, whether it's getting everyone ready on a busy morning or enjoying a long soak at the end of the day.

Outside, the garden is a real highlight and feels like a natural extension of the living space. Thoughtfully landscaped and predominantly laid to lawn, it offers a wonderful balance of space, privacy and ease of maintenance. Established borders add colour and interest, while patio areas provide inviting spots to sit, dine and entertain.

Whether it's summer afternoons with the barbecue going, children playing on the lawn or friends gathered outside as the evening draws in, this is a garden designed to be properly enjoyed. When things are a little quieter, pull up a chair, light the firepit and take in the open skies and paddock views beyond, a backdrop that changes with the seasons and provides a constant reminder of the home's wonderful rural setting.

Despite feeling wonderfully connected to the countryside, Paddock View doesn't leave you feeling isolated. Pentney and the surrounding area offer plenty of opportunities to enjoy the outdoors, with beautiful walking routes and quiet country lanes perfect for morning strolls, dog walks or longer weekend rambles.

Within just a few miles, you'll also find a variety of ways to relax, unwind and spend time with friends and family. Nearby leisure and spa facilities provide the perfect excuse for some downtime, while local pubs and places to eat give you plenty of options for a relaxed meal out. For those who enjoy being surrounded by nature, nearby fishing lakes provide another opportunity to escape and embrace the slower pace of countryside life. If you prefer something a little more energetic, Pentney Lakes Water Ski Club is close at hand, offering an altogether different way to enjoy the outdoors and adding another dimension to life in this part of West Norfolk.

Further afield, King's Lynn provides a wider choice of shopping, leisure facilities and transport connections, while Sandringham, the Norfolk countryside and coastline are all within easy reach when the weekend arrives. It's this balance that makes Paddock View so appealing. A spacious and individual family home surrounded by countryside, yet with everyday life still comfortably within reach. With five double bedrooms, versatile reception spaces, a beautifully landscaped garden and those wonderful paddock views, there's room here for everyone to find their own space while still having somewhere special to come together.

Loved, thoughtfully improved and designed around family life, Paddock View is a home to entertain in, escape to and grow into, somewhere you can enjoy the Norfolk countryside without giving up the comfort and convenience of modern living.

For a guided tour of this home, please take a look at the walkthrough video on Youtube;
<https://youtu.be/MbqnQXI8vio>

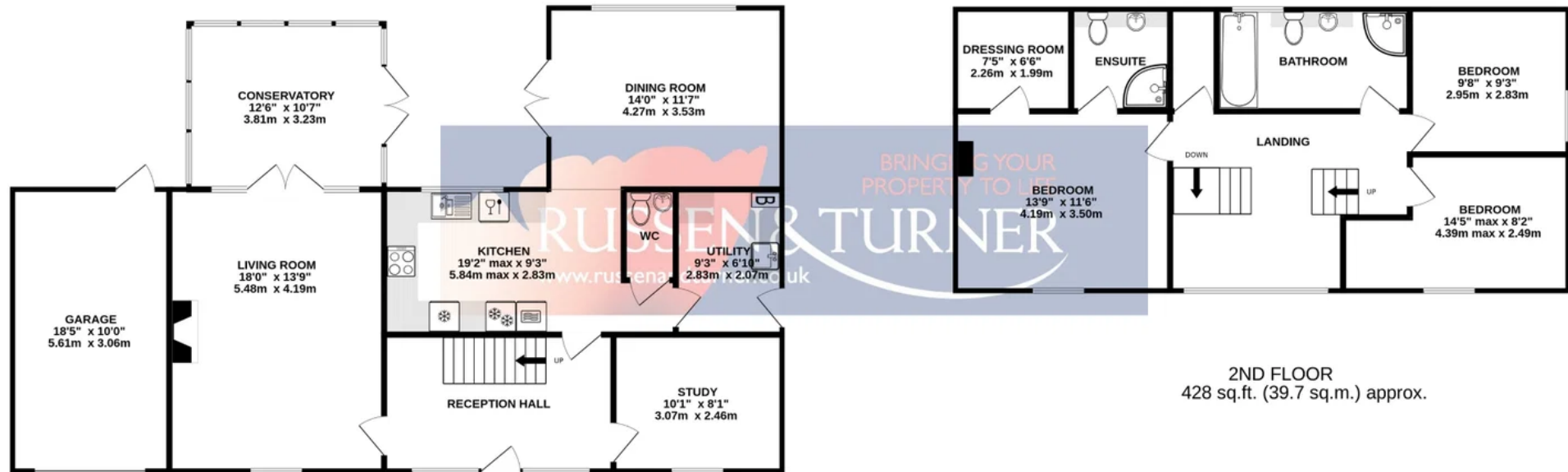
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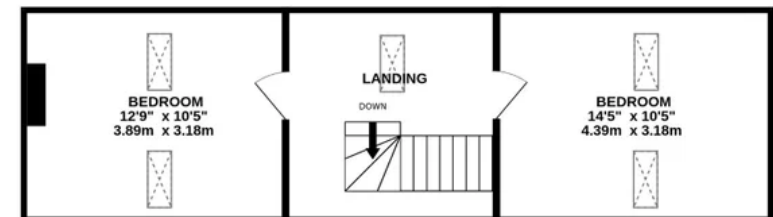


GROUND FLOOR
1185 sq.ft. (110.1 sq.m.) approx.

1ST FLOOR
703 sq.ft. (65.3 sq.m.) approx.



2ND FLOOR
428 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA : 2315 sq.ft. (215.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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