



THE STORY OF

Sunray Farm

Wretton, Norfolk

SOWERBYS



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Sunray Farm

Wretton, Norfolk
PE33 9QU

Offered with No Onward Chain
Exceptional Privacy and Seclusion

Approx. 7.75 Acres (STMS)

Woodland, Paddocks and Garden

Three-Bedroom Single Storey Home

Adjoining Garage, Modern 'Nissan
Hut' and Storage Container

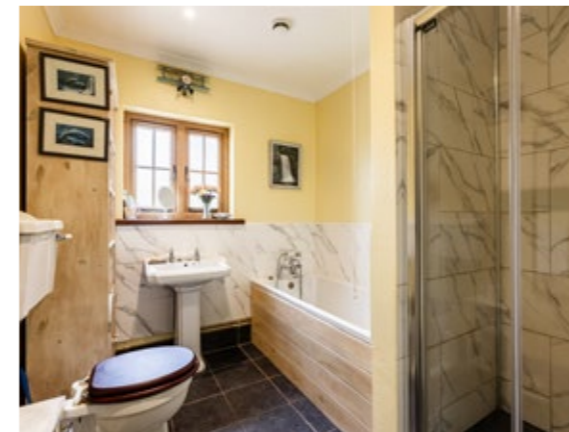
Gated Gravelled Driveway

Excellent Self-Sufficiency/Smallholding Potential

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Enjoying a secluded and truly exceptional rural position, Sunray Farm is a wonderfully private single-storey home set within grounds of approximately 7.75 acres (stms), comprising a blend of woodland, paddocks and gardens. With no near neighbours, the setting offers a rare sense of peace and seclusion, creating the feeling of a true escape from the everyday, yet with the practicalities of village and market town life still within reach.

Approached via gravelled driveways, the house sits comfortably within its plot and enjoys a setting that feels both established and beautifully sheltered. The surrounding land gives this home enormous appeal for those seeking a more self-sufficient way of life, whether that means keeping animals, creating a smallholding, growing produce, or simply enjoying the freedom that comes with having space in abundance.

Inside, the accommodation extends to approximately 1,007 sq. ft. (stms) and is arranged over one level. The layout includes a generous sitting room, a well-proportioned kitchen/dining room, three bedrooms, a family bathroom, and an attached garage. The proportions are practical and easy to live in, while the outlook and setting elevate the property into something far more special than a straightforward country home.

Outside is where Sunray Farm truly comes into its own. The gardens and grounds wrap around the house beautifully, with open lawned areas giving way to paddocks and a delightful stretch of woodland beyond. The result is a property that offers not just a home, but a lifestyle - private, peaceful and immersed in nature, with the sort of setting that is increasingly hard to find.





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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Wretton

HISTORIC CHARM NESTLED IN THE
HEART OF RURAL NORFOLK

Located amidst the serene landscapes of Norfolk, Wretton exudes a quiet charm that belies its historical significance. Nestled along the banks of the River Ouse, this village has preserved its rural character while offering a glimpse into its rich past.

Originally known for its agricultural roots, Wretton's history stretches back centuries. Similar to nearby King's Lynn, Wretton has seen its fair share of transformations. The village flourished in the Middle Ages, quietly sustaining itself through trade and local industry. Over time, its tranquil ambiance became a draw for those seeking a retreat from urban life.

Today, Wretton remains a picturesque haven, dotted with quaint cottages and historic landmarks. The village center is adorned with centuries-old buildings, each steeped in stories of its past. Its peaceful streets and friendly community reflect a simpler way of life, where time seems to slow down amid the Norfolk countryside.

For those seeking a blend of history and modern convenience, Wretton offers easy access to nearby Cambridge, Peterborough, and Norwich, each less than an hour's drive away. Commuters also benefit from a direct rail link to London King's Cross, making urban escapades remarkably accessible.

Whether exploring its tranquil riverbanks or delving into its historical treasures, Wretton invites visitors to embrace the beauty of rural Norfolk while savoring its timeless allure.



Note from the Vendor



“We love the peace and quiet, with beautiful natural woodland on the doorstep for walking.”



SERVICES CONNECTED

Mains electricity. Wood-burning stove with back boiler providing underfloor heating throughout. Borehole water supply and private sewerage treatment plant.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

C. Ref:- 2136-0037-4600-0937-0296

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: ///dolly.vented.welfare

AGENTS NOTE

Planning granted for 5 eco-friendly yurts - Reference number 11/02075/F

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SOWERBYS

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