



HOME

THE STORY OF

Highfield Barn

Sedgeford, Norfolk

SOWERBYS



THE STORY OF

Highfield Barn

5 Mill View, Sedgeford, Norfolk
PE36 5NR

Desirable Village Setting with
Elevated Norfolk Views

Detached Barn-Style Home Offering
Spacious Family Accommodation

Double-Aspect Sitting Room with Multi-
Fuel Stove and Garden Access

Kitchen Breakfast Room with Adjoining Utility

Four Bedrooms Including Principal Suite
with En-Suite and Juliet Balcony

Large Rear Garden with New Spacious Patio Area

Gravel Driveway for Multiple Vehicles plus Garage

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Set within the picturesque village of Sedgeford, this beautifully presented detached barn-style home enjoys an elevated position with far-reaching views across the Norfolk landscape. Generous in scale yet wonderfully welcoming, it is a home designed for comfortable family living, with the coast, countryside and some of the county's most celebrated landmarks all within easy reach - including Peddars Way and the Sandringham Royal Estate.

Lovingly maintained, the property is presented in excellent order throughout, with thoughtful updates including new windows and doors, patios front and rear, upsized and relocated 2,400 litre oil tank and decoration throughout.

A welcoming reception hall leads to a beautifully proportioned double-aspect sitting room, where a multi-fuel stove creates a cosy focal point and doors open directly onto the garden. The dining room also enjoys garden access and connects seamlessly with the kitchen breakfast room and utility, creating an easy flow for everyday living and entertaining alike.

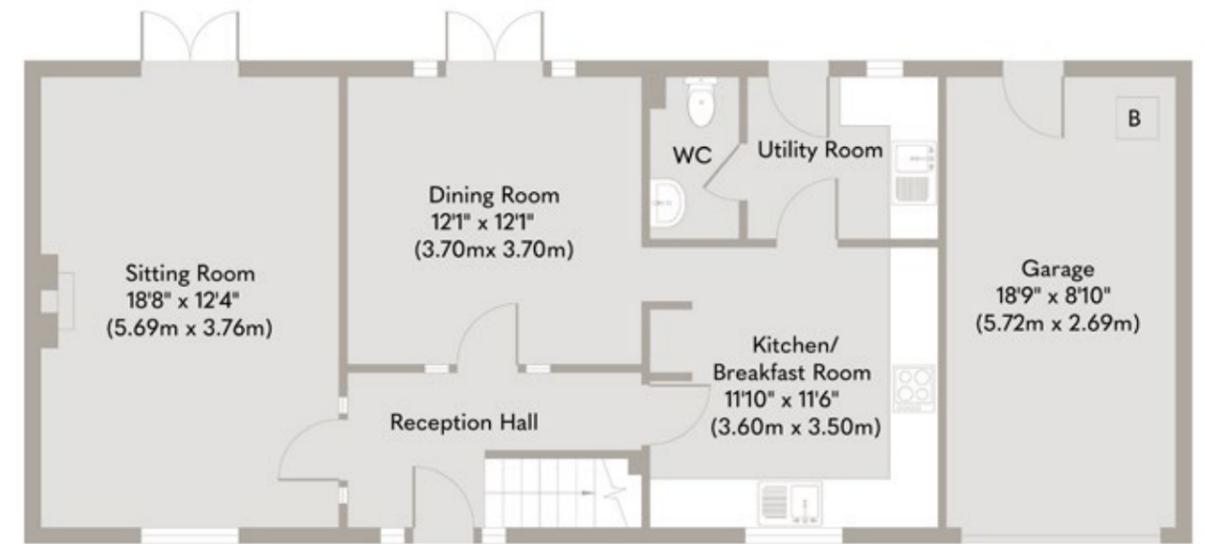
Upstairs, a striking barn-style floor-to-ceiling window fills the spacious landing with natural light and frames the rolling hills outlook to the front. Four well-proportioned bedrooms provide comfortable accommodation, including a principal bedroom with en-suite shower room and Juliet balcony overlooking the rear garden.

Outside, the setting is equally appealing. A gravel driveway provides parking for several vehicles alongside a garage, while the front garden is neatly laid to lawn with a new patio which is ideal for soaking up the morning sun with a cup of coffee. To the rear, a generous sized garden with a large patio area ideal for entertaining guests with a BBQ or quieter peaceful moments relaxing with open skies.

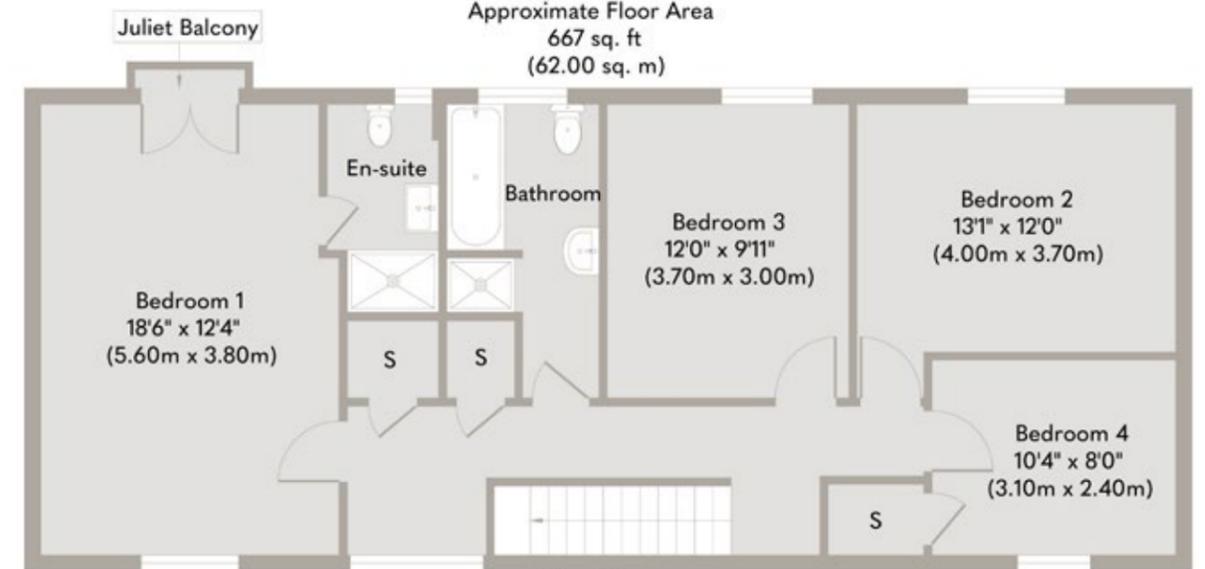


On a sunny day, there's nothing better than sitting by the upstairs gallery window with a book, looking out across the countryside.





Ground Floor
Approximate Floor Area
667 sq. ft
(62.00 sq. m)



First Floor
Approximate Floor Area
837 sq. ft
(77.80 sq. m)

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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Sedgeford

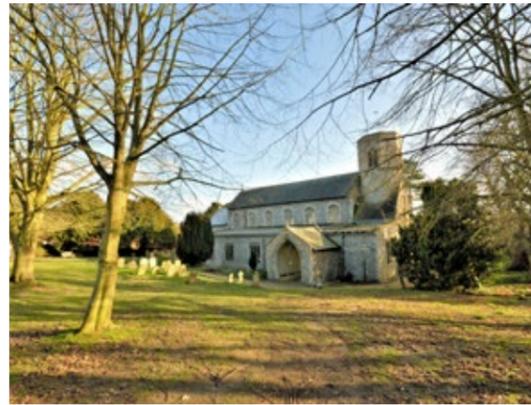
DISCOVER COASTAL CHARM AND RICH HERITAGE

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 the Vendor



Countryside Views

“Moving here felt like a breath of fresh air, bringing back happy memories of growing up in the countryside.”



SERVICES CONNECTED

Mains water, electricity and drainage. Oil fired central heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

D. Ref:- 8246-7421-4150-5783-8922

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: ///denser.envelope.roadshow

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SOWERBYS

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