



THE STORY OF

# Barn 9

*Sculthorpe, Norfolk*

SOWERBYS



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# Barn 9

The Grange, Lynn Road, Sculthorpe  
Norfolk, NR21 9LL

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Barn Conversion set on 0.34 Acres (STMS)

Three Double Bedrooms

Principal Bedroom with En-Suite and  
French Doors Leading to the Garden

Large Reception Room with Vaulted  
Ceiling, Exposed Brick Wall and Trusses

Wood Burning Stove

Off Street Parking and Garage

Private Collection of Barns, Set Amongst  
Woodland and Mature Planting

EPC Rating of C

Sold with No Onward Chain

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**SOWERBYS BURNHAM MARKET OFFICE**

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There is something rather special about arriving at Grange Barns. Beyond electric gates, a tree-lined driveway gently winds through beautifully maintained communal grounds and pockets of woodland before revealing this exclusive collection of converted barns, quietly nestled in the North Norfolk countryside.

Occupying a private position, this handsome single-storey barn sits on approximately 0.34 acres (STMS), wrapped by mature hedgerows and established trees that create a wonderful sense of seclusion without sacrificing sunlight.

At the centre of the home is an extraordinary living space that perfectly captures the character of the original barn. A soaring vaulted ceiling, exposed trusses and warm brick walls combine to create a room of real presence, while windows and doors on three elevations invite natural light to pour in.

The accommodation is thoughtfully arranged across a single level, making everyday living uncomplicated. The principal bedroom enjoys the luxury of its own en-suite and French doors opening directly onto the garden, offering a peaceful connection to the outdoors. Two further double bedrooms are served by a family bathroom, providing comfortable accommodation for family or visiting guests.

Life at Grange Barns is as much about the surroundings as it is the home itself. Residents enjoy shared woodland and beautifully cared-for communal areas that enhance the feeling of space and community, whilst being within easy reach of countryside, coastline and market towns. Whether exploring nearby walks, spending afternoons on the coast or enjoying the independent cafés, pubs and shops, this is a location that balances rural calm with everyday convenience.

A garage and private parking add practicality, the property boasts an impressive EPC rating of C, and with no onward chain, the opportunity to become part of this quietly coveted setting is available without delay.



Three words to describe  
the home would be  
spacious, peaceful,  
and family.





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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# Sculthorpe

WELL CONNECTED  
COUNTRYSIDE VILLAGE

A scattered village surrounded by attractive Norfolk countryside, Sculthorpe is home to two well-regarded pubs: The Aviator, positioned on one side of the A148, and the popular Sculthorpe Mill on the other, offering excellent dining and riverside surroundings.

Ideally placed for access to the North Norfolk Coast, the village is perfectly situated for enjoying the area's renowned beaches, golf courses and coastal villages. Nature lovers are also drawn to nearby Sculthorpe Moor Nature Reserve, managed by the Hawk and Owl Trust, which provides beautiful walks and opportunities to experience a rich variety of local wildlife and wetland habitats.

The village lies just moments from the bustling market town of Fakenham, which offers a wide range of everyday amenities including supermarkets, independent shops, cafés, schooling and leisure facilities, alongside its popular Thursday market.

Combining market town convenience with easy access to the coast, Fakenham remains one of North Norfolk's most practical and well-connected locations. Positioned between King's Lynn and Norwich, and within easy reach of Holt and Swaffham, it is well suited for both commuting and lifestyle buyers alike.

Beyond day-to-day amenities, the area offers an excellent selection of leisure attractions, including the independent Central Cinema, Pensthorpe Natural Park, Fakenham Racecourse and Fakenham Golf Club. Nearby Thursford is internationally renowned for its spectacular Christmas show, alongside its remarkable collection of steam engines and organs.



## Note from the Vendor



“We love the unobstructed views from the living room across surrounding fields and woodland.”



## SERVICES CONNECTED

Mains water and electricity. Drainage via shared septic tank. LPG central heating.

## COUNCIL TAX

Band E.

## ENERGY EFFICIENCY RATING

C. Ref:- 9311-3062-0205-3456-8204.

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: ///rests.describe.sues

## AGENT'S NOTE

£1500 per annum. Covers maintenance of the surrounding shared amenities including gardening in communal areas, gate, driveway, lighting. Shared septic tank overheads are split with two other properties, approx. £300 per annum each put aside for this.

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

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