



THE STORY OF

Hyde Park

Barwick, Norfolk

SOWERBYS



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Hyde Park

Docking Road, Barwick, Norfolk
PE31 8TU

Detached Brick and Flint Victorian House

1.5 Acres (STMS) 2,400 Sq.Ft.

Three Reception Rooms

Four Double Bedrooms

Beautiful Kitchen Dining Room

Three Bay Garage

Gated and Fully Fenced

Panoramic Countryside Views

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There are some houses that impress because of their size, others because of their setting. Hyde Park is one of those rare homes that effortlessly combines both.

Surrounded by open countryside, with panoramic views in every direction, this beautifully presented brick and flint residence enjoys a level of privacy and tranquillity that is increasingly difficult to find along the North Norfolk coast.

Originally built as a pair of farm workers' cottages, the property has evolved over the years into a substantial and characterful family home extending to more than 2,400 sq. ft. Thoughtfully reconfigured and significantly enhanced by the current owners, Hyde Park now offers a wonderful balance between its rich heritage and modern country living.

The experience begins the moment you step through the front door into the grand yet welcoming entrance hall, from which the principal living spaces naturally unfold. At the southern end of the house lies a beautifully appointed kitchen dining room, very much the heart of the home. With its double ovens, traditional butler's sink and ample space for a large farmhouse table, it is a room designed as much for everyday family life as it is for entertaining friends and guests.

At the centre of the house sits an impressive double reception room, a wonderfully versatile space where a striking two-way fireplace creates both atmosphere and definition. Whether hosting larger gatherings or enjoying quieter evenings by the fire, this room adapts effortlessly to every occasion.



A kitchen built for entertaining.





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The western wing, a more recent addition, is perhaps the standout space within the home. Bathed in natural light and enjoying uninterrupted views across the surrounding fields to the north, south and west, it provides a constant connection to the landscape beyond. A central log burner creates a cosy focal point during the winter months, while French doors open directly onto the sheltered south-facing courtyard, seamlessly blending indoor and outdoor living during warmer seasons.

Upstairs, four generous double bedrooms provide comfortable accommodation for family and guests alike. The principal suite is particularly appealing, featuring a stylish en-suite bathroom where exposed brickwork serves as a reminder of the property's origins and character. The remaining bedrooms are served by a substantial family bathroom complete with a classic roll-top bath and separate shower cubicle.

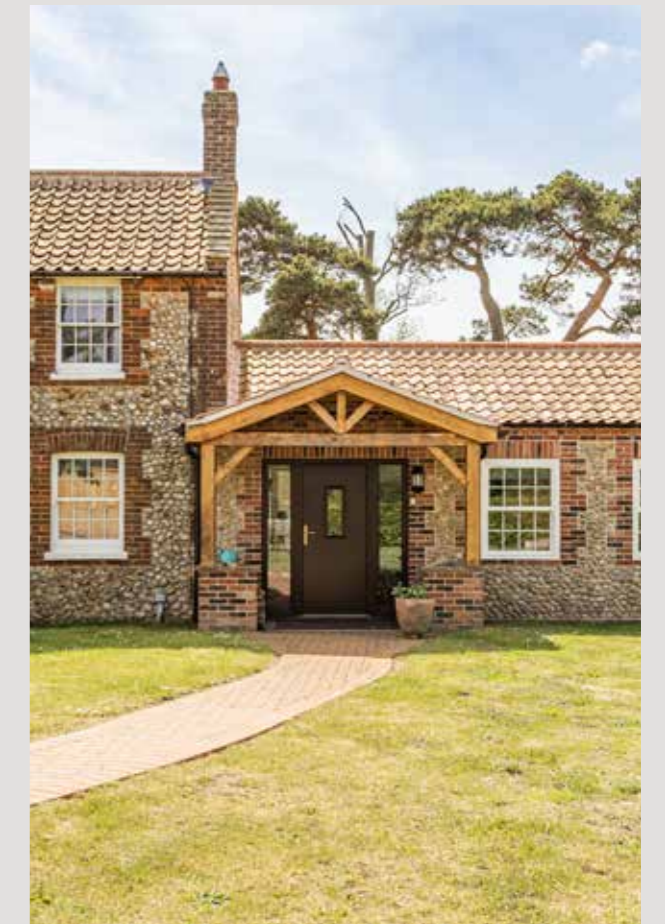
Outside, the grounds extend to approximately 1.5 acres (STMS), providing an exceptional sense of space and freedom. Securely gated and fully enclosed, the gardens are both family and dog friendly. Expanses of lawn are interspersed with a number of mature trees, all carefully maintained and thoughtfully positioned to enhance the setting without compromising the far-reaching views.

What truly sets Hyde Park apart, however, is its remarkable location. Surrounded by open countryside and enjoying complete 360-degree rural views, it sits in splendid isolation with no immediate neighbours, a genuine rarity in North Norfolk. The peace, privacy and connection to the landscape create an enviable lifestyle, whether as a permanent residence or a country retreat.

Beautifully updated, sympathetically extended and meticulously cared for, Hyde Park is a home that tells a story of thoughtful stewardship. It now stands ready to welcome its next custodians and begin its next chapter.



A farmhouse with history, remembered by local tradesmen from their childhood adventures.





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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Barwick

A HISTORIC RURAL HAMLET WITH COAST AND COUNTRYSIDE

Barwick is a small and peaceful hamlet in north-west Norfolk, situated between the villages of Stanhoe, Docking and Great Bircham, approximately 15 miles north-east of King's Lynn. Surrounded by open farmland and attractive countryside, it offers a tranquil rural setting while remaining within easy reach of both the North Norfolk coast and the Sandringham Estate.

Historically recorded in the Domesday Book, Barwick has a rich heritage and was once the site of a medieval settlement. Today, it retains a distinctly rural character, with a collection of historic properties and working farmland contributing to its quiet and unspoilt atmosphere.

A range of everyday amenities can be found in the surrounding villages. Docking provides a village store and Post Office, primary school, GP surgery, public house and sports facilities, while Great Bircham is home to a popular farm shop, village pub, church and the restored Bircham Windmill, which includes a bakery, tea room and visitor attractions. Nearby Stanhoe, Harpley and Sedgeford further enhance the area's strong sense of community and rural appeal.

The North Norfolk coast is just a short drive away, with the beaches and coastal villages of Brancaster, Thornham, Holme-next-the-Sea and Hunstanton offering excellent opportunities for walking, sailing, wildlife watching and dining. The nearby Sandringham Estate provides extensive parkland, woodland walks and year-round events.

Combining rural charm, local village amenities and easy access to both the coast and countryside, Barwick offers an appealing setting in one of Norfolk's most desirable locations.



Note from the Vendor



Garden

“I have loved the views, peace and tranquillity in the garden whilst living here.”



SERVICES CONNECTED

Mains electricity and water. Drainage via cesspit. Oil central heating and an open wood-burner.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

D. Ref:-8100-4690-0322-5122-3563

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: ///massaging.realm.without

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