



THE STORY OF
North Barn
Toftrees, Norfolk

SOWERBYS



THE STORY OF

North Barn

Cannister Hall Barns Swaffham Road, Toftrees,
Fakenham, Norfolk, NR21 7EA

Sold With No Onward Chain

Stylish Two Bedroom Barn Conversion

Fantastic Income Potential with
Strong Holiday Let Figures

Perfect Investment or Holiday Home

Allocated Off Street Parking

Open Plan Living to the Ground Floor

Access To Communal Grounds, Games
Room and Swimming Pool

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Located within the idyllic setting of Cannister Hall Barns, North Barn is a beautifully presented two-bedroom barn conversion. Whether you're searching for a proven holiday let investment or a stylish lock-up-and-leave retreat, this exceptional home delivers on every level.

Set amongst an attractive collection of sympathetically converted barns, residents and guests enjoy access to extensive communal grounds, open green spaces and picturesque woodland, creating a wonderful sense of escape. The lifestyle on offer is further enhanced by exclusive use of superb on-site facilities, including a heated swimming pool and a games room complete with snooker and table tennis, perfect for relaxing weekends or entertaining.

Having been recently modernised to an excellent standard, North Barn effortlessly combines contemporary finishes with the charm of its original character. The ground floor is centred around a spacious open-plan living area, where exposed brickwork provides warmth and personality throughout. A bespoke fitted kitchen flows seamlessly into the dining area and inviting sitting room, creating a wonderfully sociable space designed.

Upstairs, two bedrooms are served by a stylish family bathroom. The principal bedroom is complemented by a twin bedroom, offering an ideal layout for families, visiting guests or those looking to maximise holiday letting appeal.

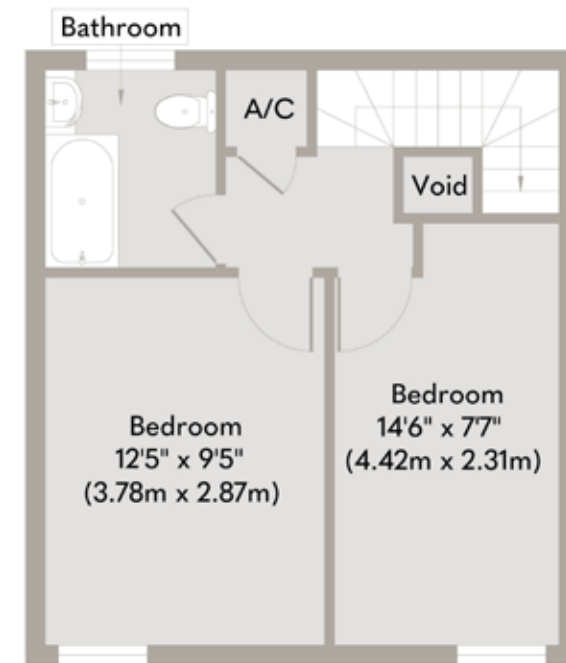
Currently operating as a highly successful holiday let, the property benefits from strong occupancy levels, an excellent return and an established booking history.

Offered to the market with no onward chain, North Barn presents a rare opportunity to acquire a beautifully appointed home in an outstanding rural setting, with an exceptional lifestyle and investment opportunity wrapped into one.



Where character,
comfort and countryside
combine beautifully.





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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Fakenham

A SUPERB PLACE, CLOSE TO
COAST AND COUNTRY

Fakenham offers the perfect blend of market town charm and coastal proximity. Located just ten miles from sandy beaches and positioned halfway between King's Lynn and Norwich, with easy access to Holt and Swaffham, it ensures a convenient commute.

After work, residents can enjoy the thriving Central Cinema or engage in activities like glass-blowing at Langham Glass, exploring nature at Pensthorpe, or taking a stroll at Sculthorpe Moor. For those seeking more excitement, Fakenham Racecourse offers a day of racing, while Fakenham Golf Club provides a scenic setting around the racecourse. Nearby Thursford features a remarkable collection of steam engines and organs, famous for its Christmas spectacular.

Explore Fakenham's history through the Lancaster Heritage Trail, with 32 plaques highlighting its industrial past, including printing blocks dating back to 1250 embedded in the market square. The town hosts a lively market every Thursday and a farmers' market on the last Saturday of the month.

Fakenham boasts a variety of homes, from grand residences to character cottages and modern new-builds. Food enthusiasts will appreciate Walsingham Farm Shops for local meats and Mrs Temple's award-winning cheese. Dining options include historic spots like The Ostrich Inn, serving since 1841, and Sculthorpe Mill, honoured with a Michelin Bib Gourmand in 2022.

With its ideal location, diverse housing options, and thriving local businesses, Fakenham is a prime place to settle down.



Note from Sowerbys



“An exceptional lifestyle opportunity wrapped into a beautifully appointed home.”



SERVICES CONNECTED

Mains water, electricity and drainage. Heating via Economy 7 Storage heaters.

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

D. Ref:- 4234-9824-3300-0879-6296.

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

Leasehold. 105 years remaining on lease, £3100 per annum ground rent.

LOCATION

What3words: ///swipes.impulsive.portable

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SOWERBYS

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