



THE STORY OF

# Cattle Shed Barn

*Wighton, Norfolk*

**SOWERBYS**



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# Cattle Shed Barn

Wighton, Norfolk  
NR23 1NX

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Stunning Single Storey Barn Conversion

Almost 4,500 Sq. Ft.

Generous Reception Hall

Sociable Open Plan Living Space

Separate Utility Room

Four Bedrooms

Four En-Suites

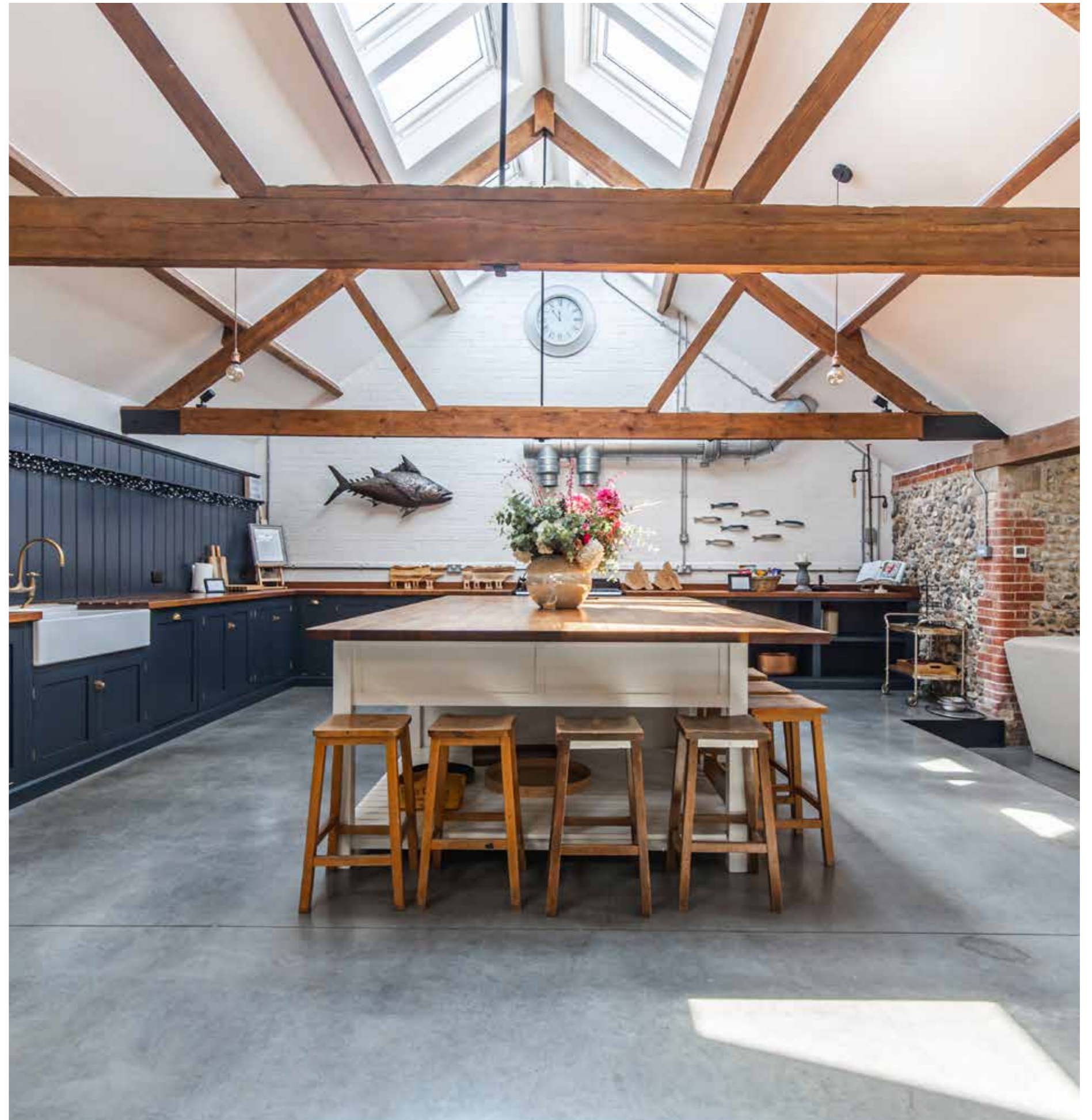
Low Maintenance Garden

Cart Shed and Store

No Upward Chain

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**SOWERBYS BURNHAM MARKET OFFICE**  
01328 730340  
[burnham@sowerbys.com](mailto:burnham@sowerbys.com)





Tucked away on a country road, just a short drive from the coast, Cattle Shed Barn is a stunning conversion from its original use, combining vaulted ceilings, painted panelling, and exposed brick and flint, ensuring a wealth of character in a perfect blend of old and new.

Currently used as an additional residence and successful holiday let, this barn is a magnificent feat of engineering. For those buyers looking for the ultimate in luxury and innovative design, this property has it all, from its reception hall, which is a room all on its own, to its spacious open plan living area. This space provides family and friends with a hub for cooking, dining and relaxing in simply the best entertaining and socialising space, complemented by its generous utility room.

The four beautiful bedrooms are all served by their own en-suites and children can't fail to love the built-in bunk beds, where climbing the stairs to bed takes on a whole new meaning.

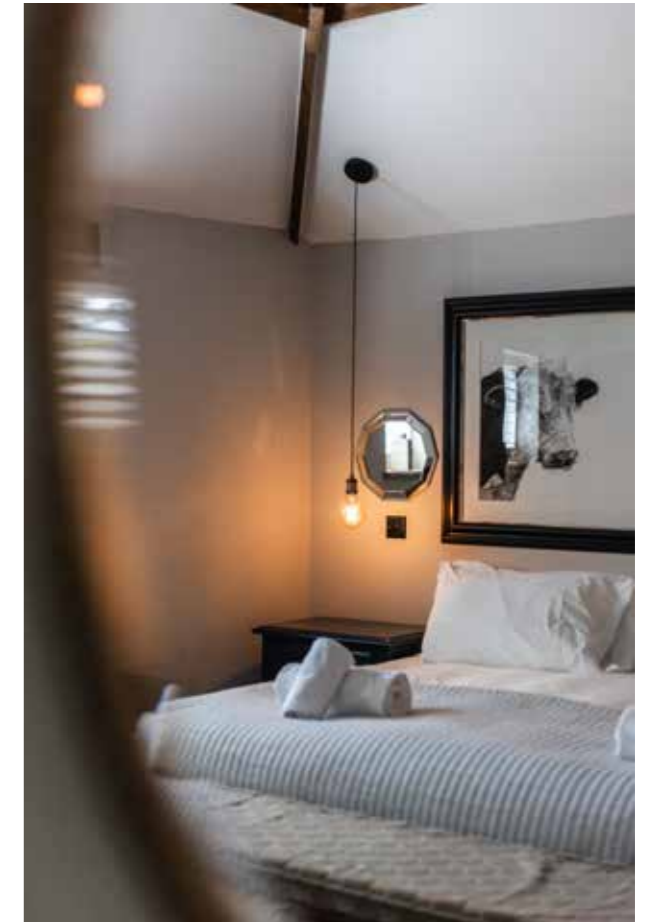
The outside space has been thoughtfully designed for low maintenance, providing a gravel drive for parking alongside its spacious cart shed and store. The plot is fully enclosed and the property is offered for sale with no upward chain.



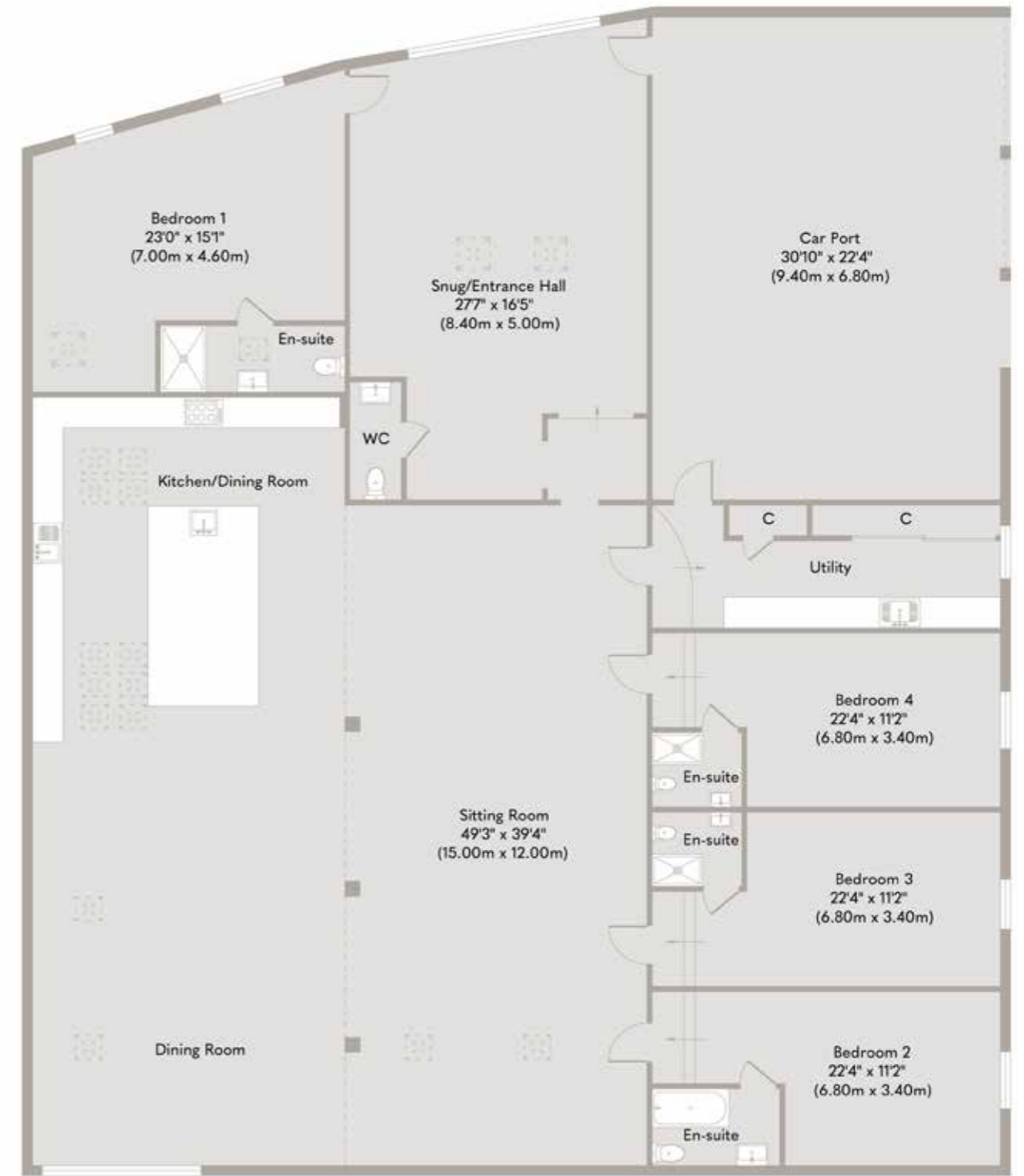


This barn is a magnificent feat of engineering.









Floor Plan

**Approx. Gross Internal Floor Area 4420 sq.ft (410.61 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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# Wighton

A LOVELY VILLAGE, CLOSE TO THE SEA

Wighton is a small and sleepy rural village five minutes drive from the coast at Wells-next-the-Sea and the north Norfolk coast with its miles of unspoilt coastline, and the historic village and Shrine of Little Walsingham. The village has an inn, The Carpenters Arms. The tower of All Saints church collapsed in a storm in 1965 but through the generosity of a Canadian architect whose family had lived in the village, the tower was rebuilt and rededicated in 1976.

Wonderful Wells-next-the-Sea beckons with its sandy beach and charming candy-striped huts, drawing day trippers and holidaymakers. However, it offers much more for those considering it as a permanent residence.

Explore the surrounding waterways aboard Coastal Exploration Company's wooden sailing boats or try stand-up paddle-boarding with Barefoot SUP for an active adventure.

Behind the bustling harbour, seek out sought-after fishermen's cottages or apartments with sea views in converted buildings. Further afield, discover spacious grand houses and new-build developments ideal for families and downsizers. The town boasts a lively community with schools, a GP surgery, and a library.

Delve into culture at Wells Maltings, a heritage centre with a theatre, cinema, gallery, and café-bar. Browse local galleries like The Staithe Gallery, Gallery Plus, and Quay Art for unique artwork. Explore Nomad and the Bowerbird for homewares, Christopher William Country for country clothing, and Ele and Me for eco-friendly children's items.



## Note from Sowerbys



“For those buyers looking for the ultimate in luxury and innovative design, this property has it all.”



### SERVICES CONNECTED

Mains water and electricity. LPG heating.

### COUNCIL TAX

Band to be confirmed.

### ENERGY EFFICIENCY RATING

D. Ref: 0663-3893-7121-2000-1025

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: ///abstracts.suave.upholding

### AGENT'S NOTE

The adjacent properties have the right to pass and repass on the drive and a share of the upkeep of said drive will be met by all properties with this right.

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

To mark our 30th anniversary year, we're making a donation to these Norfolk charities every time we sell a home

Nelson's  
Journey

 St Martins  
more than a home  
for the homeless

 mind  
Norfolk and  
Waveney

 Cancer  
Charity  
— EST. NORFOLK 1983 —

 East Anglian  
Air Ambulance

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Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

