

THE STORY OF

The Old Barn Farmhouse

Kettlestone, Norfolk

SOWERBYS

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45 The Street, Kettlestone, Norfolk
NR21 0JB

Restored Grade II Listed 17th-Century Farmhouse

Stylish Open-Plan Kitchen,
Dining and Family Room

Character Features Including Beams and Fireplace

Four Spacious Bedrooms

Principal Bedroom With En-Suite
and Countryside Views

Top-Floor Guest Suite with En-Suite Bathroom

Separate One-Bedroom Annexe

Barn with Potential for Additional
Living, Work or Leisure Space

Planning Permission to Create a
4,900+ Sq Ft (STMS) Home

South-Facing Gardens, Cart Lodge, Parking
and Prime North Norfolk Location

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Combining period charm with contemporary living, this exceptional property has been thoughtfully renovated by the current owners to create a warm, stylish and versatile family home.

Beyond its traditional red brick and flint elevations lies a welcoming interior filled with character, including exposed beams, oak flooring and two impressive inglenook fireplaces. The heart of the house is the superb open-plan kitchen, dining and family space, designed for modern living with bespoke cabinetry, generous entertaining areas and a seamless connection to the south-facing gardens. A separate reception room, conservatory, utility area and cloakroom complete the ground floor.

Upstairs, the property offers four beautifully appointed bedrooms, including a spacious principal suite with en-suite shower room and a luxurious top-floor guest bedroom with vaulted ceiling and a stylish en-suite bathroom. The galleried landing provides an attractive additional space, ideal for reading, working or relaxing.

A significant feature of the property is the adjoining character barn, offering enormous flexibility as a studio, workshop, entertaining space or potential additional accommodation. Full planning permission is in place to link the barn with the main house, creating the opportunity for a substantial home of over 4,900 sq ft (STMS). Alongside this is a separate one-bedroom guest annexe, finished to a high standard with contemporary bathroom facilities and underfloor heating, providing ideal accommodation for visitors, family or home working.









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Outside, the property enjoys a private and established south-facing garden, enclosed grounds, generous gravelled parking, a three-bay cart lodge and a dedicated office/storage area. The gardens provide a peaceful setting with mature planting, established trees, a paved terrace and charming period details including lavender borders, box hedging and climbing wisteria.

Kettlestone offers a wonderful balance of village tranquillity and accessibility, with the market town of Fakenham nearby and the Georgian town of Holt, Gresham's School and the North Norfolk coast all within easy reach. The area is renowned for its beautiful countryside, wide-open skies, sandy beaches, nature reserves, coastal walks and excellent selection of independent shops, restaurants and artisan producers.

A rare opportunity to acquire a characterful Norfolk home with exceptional versatility, offering the perfect blend of heritage, lifestyle and future potential.







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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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Kettlestone

QUAINT VILLAGE LIVING, NEAR COAST AND CULTURE

A small village with a church and vibrant village life - and hall too - Kettlestone is within easy reach of the market town of Fakenham with its shops, banks, cinema and weekly market.

Seven miles to the east is the lovely Georgian market town of Holt with a wider range of shops, pubs and restaurants, and Gresham's School. The north Norfolk coast is within easy driving distance with its miles of sandy beaches, marshes, golf courses and sailing clubs. King's Lynn and Norwich are both within reasonable driving distance and have direct main line rail links to London.

Fakenham offers plenty to keep you entertained - including the thriving independent Central Cinema, a perennial favourite with locals. Enjoy a fun glass-blowing session with the kids at Langham Glass, reconnect with nature at Pensthorpe or blow the cobwebs with a walk at nearby Sculthorpe Moor.

For something fancier, dress up to the nines and enjoy a day out and a flutter at Fakenham Racecourse, or team up with your playing pals for a round at Fakenham Golf Club, set in and around the racecourse. And Thursford is just four miles away with its magnificent collection of steam engines and organs – a visit to its Christmas spectacular gives a West End theatre excursion a run for its money.

Make time to explore the Fakenham Lancaster Heritage Trail, a series of 32 plaques which bring the town's industrial past to life. Originally a spirited agricultural centre, during the 19th century Fakenham rose to prominence as a major centre for printing – spot the printing blocks which have been set in the surface of the market place and date back to 1250.









Note from Sowerbys



"A south-facing garden that captures the best of Norfolk's wide-open skies and countryside setting."

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

COUNCIL TAX
Band E.

ENERGY EFFICIENCY RATING
An Energy Performance Certificate is not required for this property due to it being Grade II listed.

TENURE
Freehold.

LOCATION
What3words: ///amends.lightbulb.dairy

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