




RUSSEN & TURNER

A Stunning, Modern Barn-Style Home in Pentney
King's Lynn

OIEO £425,000

Bedrooms: 5 | **Bathrooms:** 2 | **Receptions:** 3

Tucked away in the picturesque Norfolk village of Pentney, Paddock View is a truly special five-bedroom home that captures the essence of relaxed countryside living while offering all the comforts and refinements a modern family could wish for. Surrounded by open skies and rolling paddock views to the rear, the setting is instantly calming, a place where life naturally slows down and every day begins with a sense of space and freedom.

From the moment you arrive, the home's barn-inspired character makes a lasting impression. Thoughtfully updated over time, including the addition of sleek aluminium-framed windows, the property strikes a wonderful balance between rural charm and contemporary elegance. Inside, the layout has been carefully considered to suit both family life and entertaining, blending open-plan living with separate reception spaces that offer flexibility as your needs evolve.

Step through the front door and you're welcomed into a striking entrance hall, bathed in natural light thanks to its floor-to-ceiling glazing. This light-filled space immediately sets the tone, bright, open and inviting, offering a glimpse of the quality and thoughtful design that flows throughout the home.

The heart of Paddock View lies in the semi-open-plan kitchen and dining room, a warm and sociable hub where the rhythm of everyday life naturally unfolds. It's easy to imagine slow morning coffees, family meals around the table, or friends gathering long into the evening. Nearby, a separate study, snug or playroom offers welcome versatility, ideal for working from home, quiet relaxation or giving children their own space to play. The generous living room provides a peaceful retreat, filled with soft natural light and perfectly positioned for unwinding at the end of the day. Double doors open into the conservatory, a delightful spot to relax year-round while enjoying uninterrupted views across the beautifully landscaped garden.

Upstairs, the sense of space continues. The first floor is home to three well-proportioned double bedrooms, including an impressive principal suite complete with its own en-suite shower room and walk-in wardrobe/dressing room, a private sanctuary to retreat to at the end of the day. Each room enjoys a calm outlook and a feeling of comfort and generosity. The top floor offers two further double bedrooms, each full of character and ideal for older children, guests or even additional workspace, making this a home that grows effortlessly with your family.

The family bathroom is both stylish and practical, featuring a separate bath and shower, perfect for busy mornings and relaxing evenings alike.

Outside, the garden is a true highlight and a natural extension of the living space. Thoughtfully landscaped and predominantly laid to lawn, it offers a wonderful sense of privacy and openness, framed by low-maintenance borders and inviting patio areas. Whether it's summer barbecues in the afternoon sun, children playing freely on the grass, or cosy evenings gathered around a firepit under the stars, this is a garden designed to be enjoyed in every season.

Despite its wonderfully rural setting, Paddock View offers far more than peaceful surroundings, it places you within a vibrant and welcoming local community with an excellent range of nearby amenities and leisure pursuits. The village and surrounding countryside are criss-crossed with beautiful walking routes, perfect for morning strolls, dog walks or longer weekend rambles through open fields and along quiet lanes.

Within just a couple of miles, you'll find a variety of ways to relax and unwind or enjoy time with friends and family. Local spas offer the perfect opportunity for rest and rejuvenation, while nearby bars and grill restaurants provide inviting spots for relaxed evenings out or leisurely weekend meals. For those who enjoy being immersed in nature, nearby fishing lakes offer a peaceful escape, ideal for slowing the pace and fully embracing the countryside lifestyle.

This balance of idyllic rural living with a strong sense of connection and choice is what makes Paddock View so special, a home where you can enjoy the calm of the countryside without ever feeling isolated, and where every day brings the opportunity to live life exactly as you choose.

For a guided tour of this home, please take a look at the walkthrough video on Youtube; <https://youtu.be/MbqnQXI8vio>

Disclaimer

1. To meet money-laundering regulations, all buyers will need to complete an ID check. We'll ask you to provide the necessary documents, and there's a small fee of £24.50 per client for this service.
2. We do our best to make sure our property details are fair, accurate, and up to date, but they're meant as a general guide only. If there's anything particularly important to you, please get in touch — we'll be happy to look into it further.
3. All measurements are provided as a guide and may not be exact.
4. We haven't tested any of the property's services, equipment, or appliances. We recommend that buyers arrange their own survey or service checks before making a final offer.
5. These details are provided in good faith, but they don't form part of any offer or contract. Buyers should verify any points that are important to them before proceeding.

Tenure: Freehold

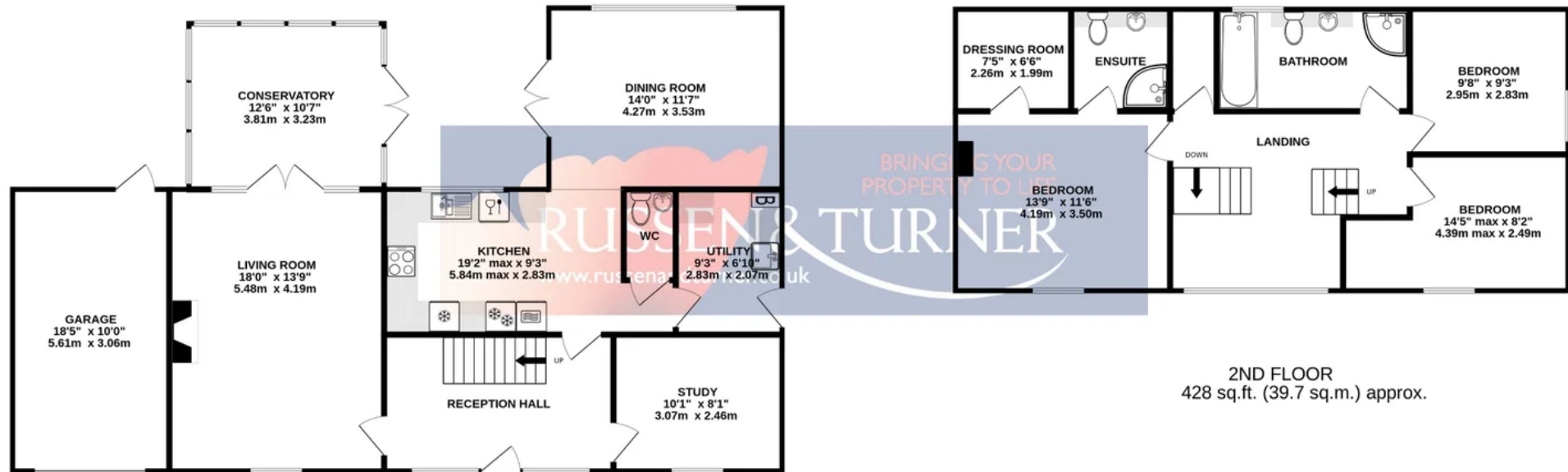
Property Type: Detached House

- Modern Detached Barn Style Home
- Five Bedrooms
- Abundance of Accommodation - Set over Three Floors
- En-suite to Principal Bedrooms
- Three Reception Rooms
- Garage and Off-road Parking
- Wonderful Garden - Overlooking Paddocks to Rear
- Set in Rural Pentney - A quiet but well connected village
- Beautifully Presented
- No Onward Chain

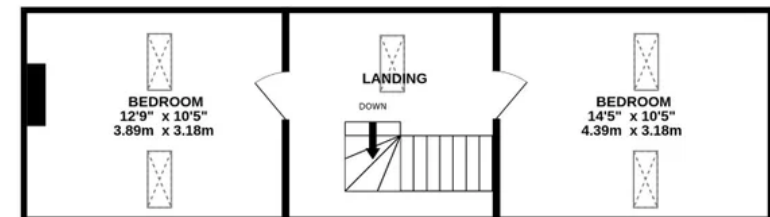


GROUND FLOOR
1185 sq.ft. (110.1 sq.m.) approx.

1ST FLOOR
703 sq.ft. (65.3 sq.m.) approx.



2ND FLOOR
428 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA : 2315 sq.ft. (215.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2026