



THE STORY OF

# 3 Church Farm Barns

*Freethorpe, Norfolk*

SOWERBYS



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Freethorpe, Norwich, Norfolk  
NR13 3AH

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## Barn Conversion

Three Bedrooms with En-Suite  
to the Principal Bedroom

Characterful Kitchen with  
Norfolk Pamment Flooring

Exposed Brickwork and  
Impressive Wooden Beams

Spacious Sitting Room and  
Separate Dining Room

Ground Floor Study and Shower Room

Quietly Tucked Away via Driveway  
Beside the Church

Located in the Popular Village of Freethorpe

Countryside Views Across Open Fields to the Rear

Garage and Useful Outbuilding  
Providing Additional Space

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**SOWERBYS NORWICH OFFICE**  
01603 761441  
norwich@sowerbys.com





Tucked quietly away in the heart of the ever-popular village of Freethorpe, this charming semi-detached barn conversion is discreetly positioned at the end of a private driveway, creating a wonderfully private setting that feels both peaceful and secluded. With beautiful countryside views stretching across open fields to the rear, the home perfectly blends characterful period features with generous and flexible living space.

The property opens into a welcoming hallway that connects the principal ground-floor rooms. At the heart of the home is the kitchen, a particularly characterful space where traditional Norfolk pamments line the floor, complemented by exposed brickwork and impressive timber beams that highlight the building's heritage. The kitchen flows naturally into the adjacent dining room, creating a sociable area ideal for everyday living and entertaining.

The sitting room is a superbly proportioned reception space, enjoying excellent natural light and offering plenty of room for comfortable seating arrangements. From here, the layout of the home continues to provide flexibility, with a study on the ground floor that could equally serve as a playroom or occasional bedroom if required, accompanied by a convenient ground-floor shower room.

Upstairs, the property offers three well-proportioned bedrooms arranged around the landing. The principal bedroom enjoys the benefit of its own en-suite, while the remaining bedrooms are served by a family bathroom. Each room retains the sense of character expected from a barn conversion while providing comfortable and practical accommodation.

Externally, the property continues to impress. To the rear, there is good sized garden main laid to lawn. A detached garage and outbuilding provide additional versatility.



Three well proportioned bedrooms that retain the character expected from a barn conversion.





# Freethorpe

IDYLIC YET CONNECTED VILLAGE  
LIFE

The quiet village of Freethorpe is a rural sanctuary in the sprawling Norfolk Broads National Park, located just 16 miles East of the diverse city of Norwich and only 4 miles from the town of Acle, it is within easy commuting distance. Not only is the village well connected by road, it is central to a host of rail stations, the closest being Reedham, with regular trains direct to Norwich. For those seeking adventure on the endless Norfolk coastline, there are regular services to both Great Yarmouth and Lowestoft from respective stations.

Freethorpe is home to All Saints Church which is one of 124 existing round-tower churches in Norfolk. For history lovers there are a range of historical sites close by, including Caister Castle, Burgh Castle and Strumpshaw Steam Museum.

With a choice of award winning adventure parks just minutes from Freethorpe, the village is a prime location for family days out. Petits Animal Adventure Park is just 2.5 miles away and Thrigby Hall and Bewilderwood are just a short drive.

Whether you prefer to hire a boat, paddle your way along the broads or enjoy tramping through the marshy expanses of the River Yare, with very few roads crossing the area, it is one of the most remote in the broads. Grab your binoculars and spotting books, as such the paths along the banks are prime for spotting rare and common bird species, protected by the RSPB.

Freethorpe is a thriving village with a “Good” Ofsted rated school. Amenities such as shops and doctors’ surgery can be found in near by Acle as well as a range of local produce outlets dotted around the Broadlands area.



## Note from Sowerbys



“A charming semi-detached barn conversion that blends characterful period features with generous, flexible living space.”



### SERVICES CONNECTED

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

### COUNCIL TAX

Band E.

### ENERGY EFFICIENCY RATING

C. Ref:- 9414-3058-1202-4346-9204.

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: ///quality.permanent.city

### AGENTS NOTE

The property is subject to some covenants. Please contact the agent for more information.

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

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Registered office 23 Tuesday Market Place, King's Lynn, England, PE30 1JJ

