



THE STORY OF

Manor Barn

Gayton Thorpe, Norfolk

SOWERBYS



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Manor Barn

Common Lane, Gayton Thorpe, Norfolk
PE32 1PN

Exceptional 6,000 Sq. Ft. Barn Conversion
within the West Acre Estate

Beautifully Maintained and Presented
in Excellent Decorative Order

Five Double Bedrooms, Including a Luxurious
Principal Suite with Dressing Room

Handmade Kitchens Etc. Kitchen with AGA
and Impressive Family Living Space

Landscaped Gardens with an Extended
Entertaining Patio Overlooking Protected Pasture

Extensive Garaging, Workshop, Double
Carport and Gated Courtyard

Versatile Home Office Wing with
Potential for Annexe Accommodation

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Set within a peaceful rural hamlet on the prestigious West Acre Estate, this remarkable barn conversion offers a rare opportunity to enjoy the very best of country living. Combining an exceptional conversion with sympathetic new-build elements, the result is a home of outstanding quality, where traditional craftsmanship and contemporary comfort come together effortlessly. Since acquiring the property, the current owners have maintained it in excellent decorative order throughout, while thoughtfully enhancing the outside space with an extended patio that makes the most of its idyllic setting.

Approaching Manor Barn, the property opens into an impressive walled courtyard, immediately setting the tone for what lies beyond. Extensive garaging, a double carport and workshop provide excellent practicality, while to the rear, beautifully landscaped gardens back onto protected pasture, creating a wonderfully private setting with uninterrupted countryside views.

Extending to more than 6,000 sq. ft., the accommodation has been designed to provide both impressive entertaining spaces and comfortable everyday living. The striking reception hall, with its bespoke oak staircase and dramatic galleried landing, offers an unforgettable first impression. Throughout the ground floor, underfloor heating and solid oak flooring add warmth and quality, while every detail reflects the care and craftsmanship invested in the home.

The principal sitting room is a magnificent space with soaring ceilings and a multi-fuel stove providing a welcoming focal point. Alongside this are a media room, playroom and a beautifully proportioned dining room that flows naturally into the heart of the home - an exceptional kitchen, breakfast and family room. Handmade by Kitchens Etc., this bespoke space has been thoughtfully designed around family life, featuring a four-oven electric AGA, integrated appliances, hand crafted cabinetry, a generous island and an oak dining table that encourages long breakfasts, family gatherings and evenings spent entertaining.



Uninterrupted views
across protected
countryside.





Practicality has been considered just as carefully, with a spacious laundry room, shower room and a secondary staircase leading to a versatile first-floor wing that currently provides a home office and hobby room. This area offers excellent flexibility and could easily be adapted to create independent accommodation for a relative or long-term guest.

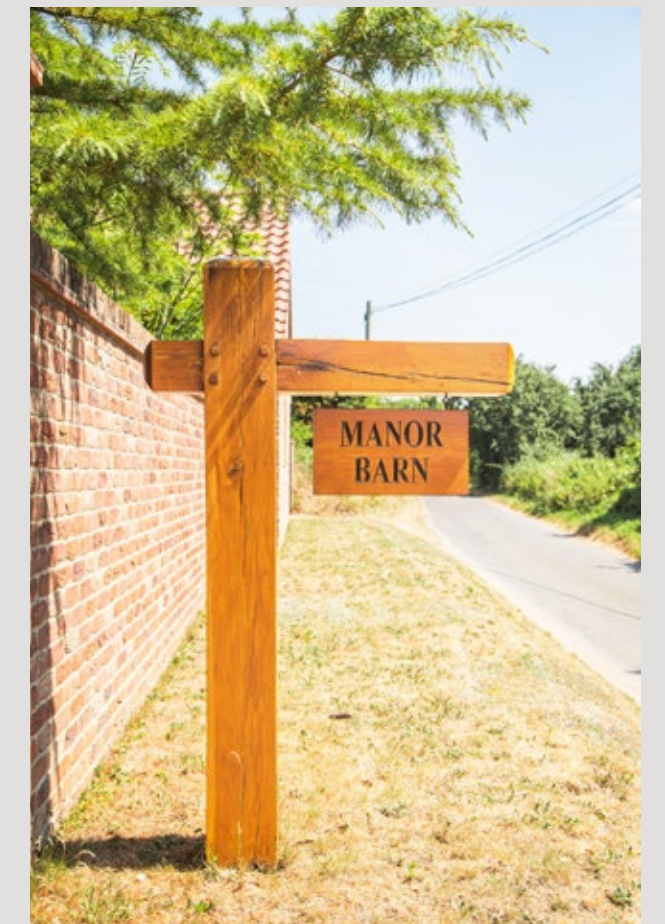
Upstairs, five generous bedrooms continue the sense of space and refinement. The guest bedroom benefits from its own en-suite, while the impressive principal suite enjoys a dressing room, luxurious en-suite bathroom and an impressive Juliet balcony, perfectly framing the surrounding countryside.

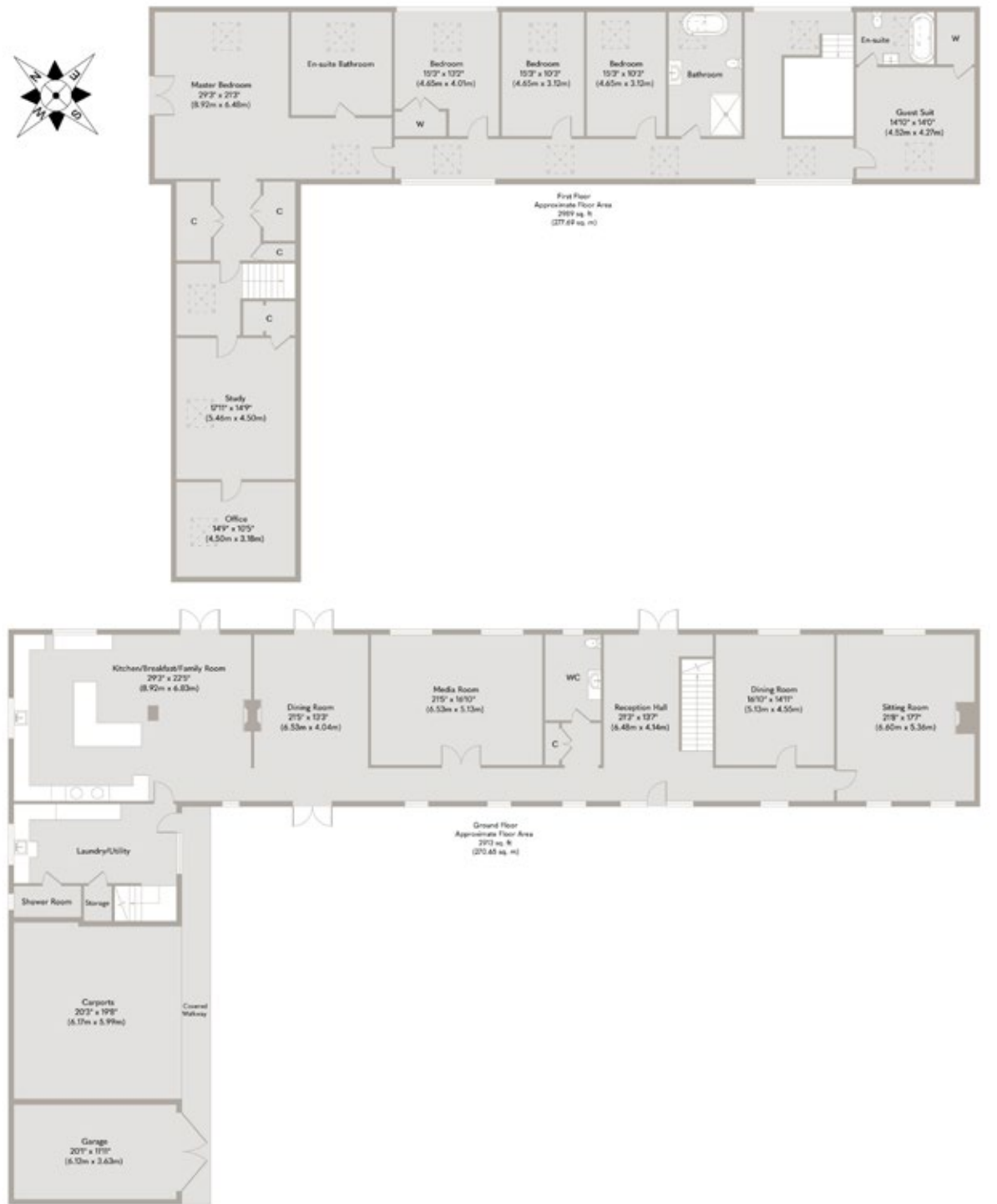
Outside, the landscaped gardens have been carefully designed to complement their rural surroundings, with the extended patio creating a superb space for outdoor dining and entertaining while enjoying the peaceful views across the gently rising, environmentally protected pasture. Whether it's summer evenings with friends or quieter moments overlooking the fields, the setting is one to be enjoyed throughout the seasons.

Rarely does a property combine this level of craftsmanship, space and flexibility in such an idyllic location. Offering exceptional accommodation, beautiful surroundings and an enviable lifestyle, this is a truly remarkable home.



An idyllic retreat
offering privacy, space
and an exceptional
connection to the
countryside.





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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Gayton Thorpe

RURAL LIVING AND
UNSPOILT RURAL CHARM

Gayton Thorpe is a charming rural hamlet in West Norfolk, offering a peaceful countryside setting while remaining conveniently close to the market town of King's Lynn. Nestled within the parish of Gayton, it combines the tranquillity of village life with easy access to everyday amenities, making it an appealing location for families, professionals and retirees alike.

Surrounded by open farmland and scenic country lanes, Gayton Thorpe is ideal for those who enjoy walking, cycling and the outdoors. The nearby village of Gayton provides a range of local amenities including a village shop, post office, petrol station, butcher, fish and chip shop, pub, primary school and community facilities, ensuring daily essentials are all within easy reach.

The area is well positioned for exploring Norfolk's beautiful coastline, with destinations such as Hunstanton and the Sandringham Estate within a short drive. King's Lynn, approximately seven miles away, offers a wider selection of shops, restaurants, leisure facilities and a mainline rail service with connections to Cambridge and London.

Steeped in history, Gayton Thorpe is home to the Grade I listed St Mary's Church, one of Norfolk's distinctive round-tower churches, while the surrounding area has a rich heritage dating back to Roman and medieval times. Combining countryside charm, historic character and excellent accessibility, Gayton Thorpe offers an attractive lifestyle in one of Norfolk's most picturesque rural settings.



Note from Sowerbys



“An extraordinary home where craftsmanship, comfort and countryside views come together effortlessly.”



SERVICES CONNECTED

Mains water and electricity. Drainage via treatment plant. Oil fired central heating.

COUNCIL TAX

Band G.

ENERGY EFFICIENCY RATING

C. Ref:- 0412-3064-9203-5856-3200.

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: ///fact.skewing.canny

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SOWERBYS

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