



THE STORY OF

Baggins Rest

Northwold, Norfolk

SOWERBYS



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Baggins Rest

3 West End Barns, West End, Northwold,
Norfolk, IP26 5NE

Offered with No Onward Chain

Picturesque Field Views

Triple Aspect Lounge with Feature Log Burner

Handmade Bespoke Kitchen with Leathered
Marble Countertops and Integrated Appliances

Five Double Bedrooms over Two Floors,
Top Floor Offering Further Flexibility

Dressing Room and En-Suite to Primary Bedroom

Double Garage and Ample Off Road Parking

Air Source Heat Pump and Underfloor
Heating to Ground Floor and First Floor

Popular Village with Easy Access to
A11, Thetford and Kings Lynn

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Offered to the market with no onward chain, Baggins Rest is an impressive three-storey home that combines contemporary family living with the space and flexibility expected from a substantial country property. Set within a picturesque village setting, the house enjoys attractive open field views, while remaining conveniently placed for the A11, Thetford and King's Lynn.

At the heart of the home is a beautifully crafted handmade bespoke kitchen, finished with leathered marble countertops and a comprehensive range of integrated appliances. Designed with both everyday living and entertaining in mind, it provides a stylish and practical focal point to the property, while the wider accommodation offers plenty of space for family life, working from home and welcoming guests.

The principal living space is particularly appealing, with a triple-aspect lounge that takes advantage of the surrounding views and natural light. A feature log burner adds a warm and inviting focal point, creating a comfortable setting for relaxed evenings throughout the year.

Accommodation is arranged over three floors, with five generous double bedrooms spread across the upper levels. The primary bedroom enjoys the added benefit of a dressing room and en suite, providing a private retreat away from the rest of the accommodation. The remaining bedrooms offer excellent flexibility for a growing family, guests or those looking for dedicated home-working or hobby space.

The top floor is particularly versatile, with built in storage in the eaves and a layout lending itself to a more independent area within the home, ideal for a teenager or older child seeking their own space, or for a family member who would appreciate a little more privacy and independence. Equally, the floor could be used as a dedicated home office, creative studio, games or hobby area, offering considerable flexibility to adapt as the needs of the household change.





We wanted the home to feel special, and we were prepared to put the time, effort and craftsmanship into making it that way.





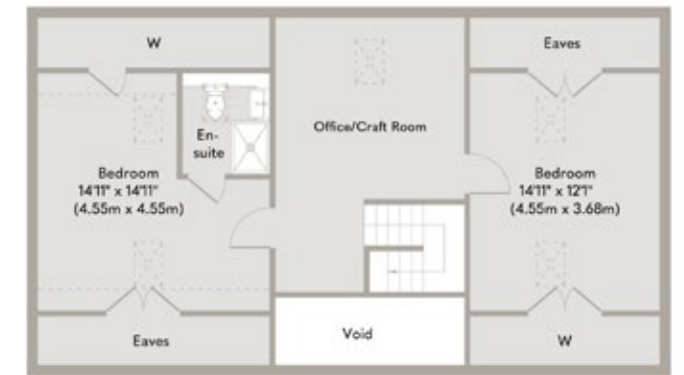
The property also benefits from a number of features that enhance its practicality and efficiency, including an air source heat pump and underfloor heating to the ground floor and first floor. In addition, an integrated speaker system throughout the house and into the rear garden which can be isolated room by room and connected to a range of devices, including a TV, iPod, phone or other music system.

Outside, there is a double garage together with ample off-road parking, providing useful storage and excellent provision for multiple vehicles. The garage also adds to the property's future flexibility, with a WC, all services connected and planning permission having previously granted for its conversion into an independent one-bedroom living space. Subject to the relevant planning consents and requirements at the time, this offers an interesting opportunity for those looking to create additional accommodation, a self-contained space for a family member or guest, or potentially a separate home-working or ancillary area.

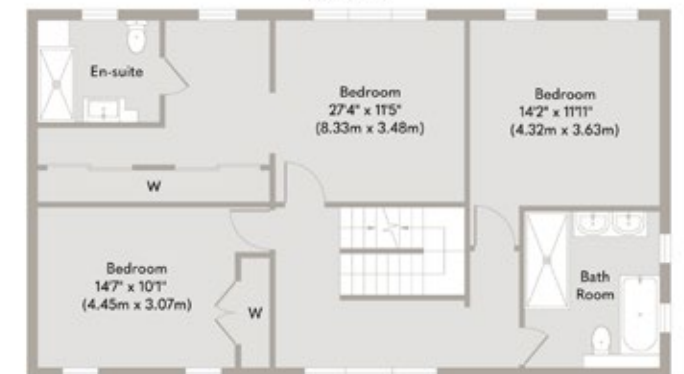
The combination of space, specification and setting makes Baggins Rest particularly well suited to modern family life. The surrounding countryside provides an attractive backdrop, whilst Northwold offers the advantages of village living and the convenience of being within easy reach of larger centres and the wider road network.

For those looking for a substantial detached home with five double bedrooms, quality finishes, versatile accommodation and a genuine countryside feel, Baggins Rest presents an excellent opportunity, particularly with the added advantage of being offered with no onward chain.

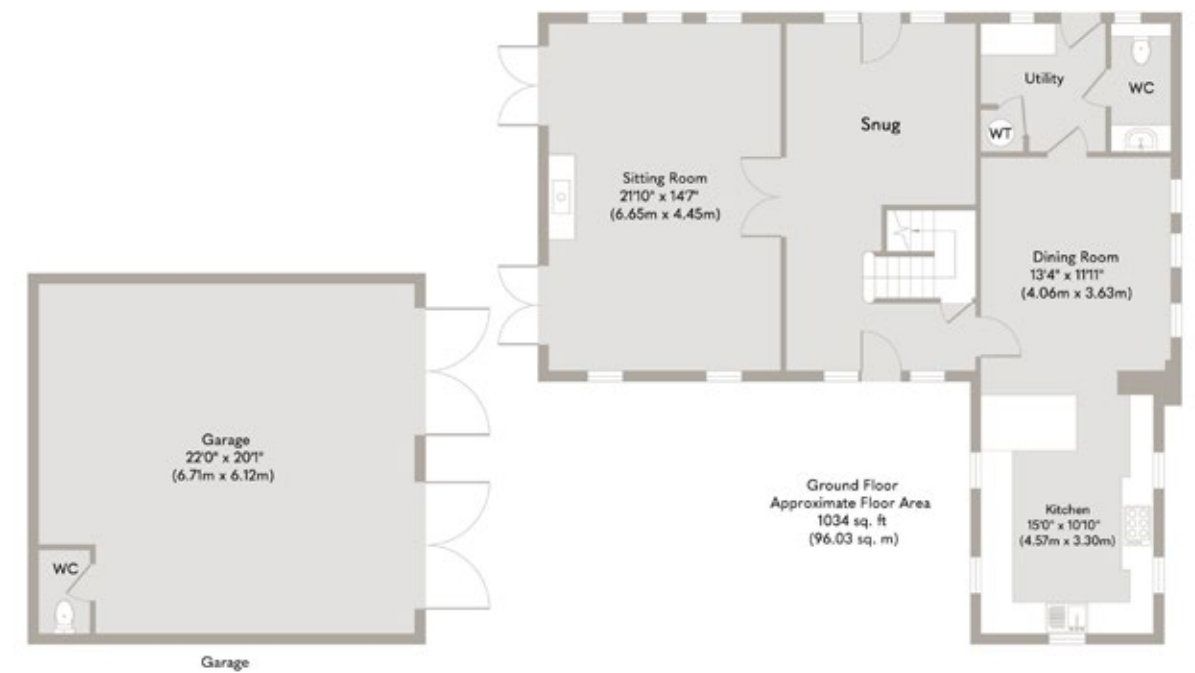




Second Floor
Approximate Floor Area
759 sq. ft.
(70.55 sq. m)



First Floor
Approximate Floor Area
853 sq. ft.
(79.27 sq. m)



Ground Floor
Approximate Floor Area
1034 sq. ft.
(96.03 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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Northwold

A PEACEFUL RURAL VILLAGE
WITH HISTORIC CHARM

Northwold is a civil parish in the English county of Norfolk, lying on the edge of the Norfolk Fens and Breckland. Close to Thetford Forest, the rural village offers local shops, traditional pubs, and a welcoming village community.

Approximately 20 miles away, King's Lynn sits on the banks of the River Great Ouse and has been an important centre of trade since the Middle Ages. Its rich history is reflected in the many listed buildings that line the historic quarter, particularly along King Street, once known as "Stockfish Row" and described by Sir John Betjeman as one of the finest walks in England.

With Cambridge, Peterborough, and Norwich all within around an hour's drive, and direct rail services to London King's Cross taking approximately 1 hour 40 minutes, King's Lynn remains popular with commuters and families alike. The town offers a mix of high street retailers, independent restaurants, cultural venues, and leisure attractions, including the Majestic Cinema, the Corn Exchange, and the historic St George's Guildhall.

To the west of the town, elegant Georgian architecture surrounds The Walks, a Grade II listed historic park spanning 17 hectares. Nearby, The Red Mount, once a stopping point for pilgrims travelling to Walsingham, offers views across the surrounding parkland.



Note from the Vendor



"It has been lovingly built, thoughtfully finished and cared for over more than a decade, and we hope that whoever becomes its next custodian will love it as much as we have."



SERVICES CONNECTED

Mains water and electricity. Drainage via shared treatment plant.
Heating via air source heat pump and underfloor heating to ground floor and first floor, radiators to second floor.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

C. Ref:- 2494-5116-9577-1261-5161.

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: ///aquatics.tourist.happening

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SOWERBYS

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