



Highfield Barn
5 Mill View | Sedgeford | Norfolk | PE36 5NR

STUNNING BARN-STYLE HOME



Offering all the character of a converted barn but with the space, warmth and efficiency of a modern home behind it, this wonderful family home sits in an elevated position on the edge of Sedgeford. It faces south towards open countryside, drawing light through a dramatic floor-to-ceiling gallery window and out across rolling Norfolk hills.



KEY FEATURES

- A Detached Barn-Style Home in a Desirable Village Setting
- Elevated Position with Far-Reaching Norfolk Views
- Striking Barn-Style Floor-to-Ceiling Landing Window
- Four Well-Proportioned Bedrooms and Two Bath/Shower Rooms
- The Principal Bedroom benefits from an En-Suite and Juliet Balcony
- Double-Aspect Living Room with Multi-Fuel Stove and Garden Access
- Separate Dining Room Opening to the Rear Patio
- Kitchen Breakfast Room with Adjoining Utility
- Family Bathroom and Ground-Floor Cloakroom
- Generous Wraparound Garden with Two Patio Areas
- Attached Garage and Shingled Driveway with Parking for Several Vehicles
- The Accommodation extends to 1,640 sq.ft
- Energy Rating: D

Highfield Barn presents an exceptional opportunity to acquire a spacious, barn-style family home in one of West Norfolk's most desirable villages. Beautifully presented and warmed by a multi-fuel stove, it offers light-filled living, four bedrooms and generous gardens within easy reach of the coast and countryside.

A Mix Of Old & New

"From the first moment that we saw Highfield Barn listed on Rightmove, we thought what an impressive and attractive property it was," the owners said when asked what first drew them to the property. Having spotted it in the summer of 2019, they set their heart on owning it and finally took up residence in time for Christmas, and have relished living there ever since. Highfield Barn is a modern home built in the style of a barn, and it was, the owners explained, "the mix of both old and new" that won them over, the efficiency and space of a well-built contemporary house paired with the appearance and charm of the traditional Norfolk barns it evokes. Constructed to a very high standard, it combines generous proportions with four large bedrooms, separate living and dining areas, a well-appointed kitchen, utility and ground-floor cloakroom.

Room By Room

The reception hall sets the tone, with a barn-style inner door with glazed side panels and stairs rising to the first floor. To one side lies the double-aspect living room, a beautifully proportioned space where a multi-fuel stove sits within an exposed brick fireplace beneath a heavy timber beam, and doors open directly onto the rear garden. It is a room the owners treasure, having spoken of being "mesmerised by the flames flickering" on many an evening as heat percolates gently through the house. As they said, "This makes the use of the central heating very minimal; in fact, for a large house the running costs are surprisingly low which is a bonus in these challenging times." Adjoining the living room is the dining room, again with double doors to the rear patio, and flowing easily into the kitchen breakfast room and its separate utility, an arrangement that lends itself equally to family life as it does to entertaining. A ground-floor cloakroom completes the layout downstairs.





KEY FEATURES

Upstairs, the four bedrooms are well proportioned and full of light. The principal bedroom, a particular favourite of the owner, enjoys a Juliet balcony to the rear and a window framing country views to the front, and is served by its own en-suite shower room, with a family bathroom close by.

Improvements & Refinements

The owners have made their mark since moving in. An early priority was replacing all the doors and windows. The originals were draughty and the house cold, and the new ones made it warmer and more comfortable. In the spring of 2020 came the multi-fuel stove which, the owners said, “completed the process of making the house our home and a warm and comfortable place in which spending time is simply just a joy!” Subsequent works included the new upper patio, redecoration throughout and a larger, relocated oil tank.

So Much To Offer

What sets Highfield Barn apart is the way it so effectively combines barn character with true comfort. The owners pointed to the “incredible light” that pours in through the many windows, the house faces south so that even in winter the big barn window at the front delivers welcome free heat through solar gain. That southerly aspect, combined with the multi-fuel stove, keeps the home warm through inclement months. Space is used generously too. However large the gathering, the owners noted that with two bathrooms and three WCs “there’s never a queue,” a small but telling measure of a house that simply works for busy family living.

Favourite Spaces

If one spot captures the spirit of the house, it is the galleried landing. Filled with light by day from the towering barn window, it is a favourite place to sit with a book and gaze out across the countryside. “By night, it is the most spectacular vantage point to view the night sky. There are no streetlights making the landing an astronomer’s delight ... many a shooting star and more have been enjoyed from here,” the owners said.

The Outside

The gardens are a standout feature, wrapping around the house with access to both sides and generous in size. Of the two patio areas, one catches the full sun for most of the day throughout the summer, while the lower terrace offers some welcome shade on the hottest days. The upper patio was the owner’s own addition, “offering 50 square metres of patio with a very attractive natural slate finish and contained within upright sleepers.” Screened by a well-maintained hedge, the rear garden is, in the owners words, “very private and not overlooked at all,” lending both security and seclusion. To the front of the property there is ample parking for four or more cars alongside the garage, together with a round coffee patio set into the lawn, the perfect spot “to enjoy the morning sunshine with a cuppa.” Best of all, the open countryside brings an ever-changing cast of wildlife, “whether it be the soaring red kites or the odd deer at the top of the garden or the odd barn owl that pops in from time to time, it is always a delight to sit and watch from one of the many windows.”

























INFORMATION



On The Doorstep

A popular conservation village set in gently rolling countryside, it is a short distance inland from Heacham, with its own shops and facilities, and approximately 3 miles from the North Norfolk coast. One owner describes it as “a super base for absolutely everything just a few minutes’ drive to the many local sandy beaches. As a cyclist I enjoy the many leafy lanes away from the busy traffic roads.” The village is home to the long-running Sedgeford Historical and Archaeological Research Project (SHARP), one of the largest independent archaeological projects in Britain, and the Peddars Way, a 46-mile trail beginning in Thetford, passes through on its way to the coast at Holme. The King William IV Country Inn and Restaurant serves ales and food in the heart of the village, while nearby Wild Ken Hill, between Snettisham and Heacham, is a celebrated rewilding and regenerative farming project. For golfers there are the links courses at Hunstanton and Brancaster as well as the King’s Lynn Golf Club.

How Far Is It To?

The North Norfolk coast is approximately 3 miles away, with Heacham South Beach at around an 11-minute drive and the Victorian resort of Hunstanton, known for its striped cliffs and sandy beach, roughly 4.6 miles distant. King’s Lynn lies approximately 17 miles to the south, where a mainline station runs services to London King’s Cross via Cambridge in around 1 hour 40 minutes. At around 16 miles to the east, Fakenham offers a range of amenities and a Thursday market, while the Sandringham Estate is only 15 minutes away by car. Norwich, with a wide range of shops, cultural attractions and airport, is around 41 miles distant and reachable in just over an hour.

Directions

From Fakenham, follow the A148 westbound signposted to King’s Lynn. After approximately 5 miles, turn right onto the B1454 as signposted to Docking and Hunstanton. Continue on the B1454 for 10.4 miles through Docking and on to Sedgeford along Docking Road. On entering the village, turn right into Ringstead Road as signposted to Ringstead, and proceed up the hill until taking a left turn into Jarvie Close. This leads into Mill View and by following the road around to the right you will locate the property.

Services, District Council and Tenure

Oil-Fired Central Heating, Mains Water, Mains Drainage
Broadband Available - please see www.openreach.com/fibre-checker
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk
Borough Council of King’s Lynn & West Norfolk – Council Tax Band E
Freehold

GROUND FLOOR
821 sq.ft. (76.3 sq.m.) approx.

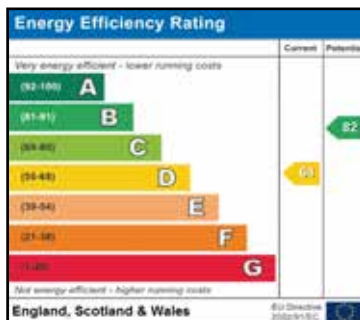


1ST FLOOR
819 sq.ft. (76.1 sq.m.) approx.



TOTAL FLOOR AREA : 1640 sq.ft. (152.4 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.
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