



THE STORY OF

1 Marshland Barns

Titchwell, Norfolk

SOWERBYS



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Main Road, Titchwell Norfolk
PE31 8ED

Prime Position in the Desirable
Coastal Village Of Titchwell

Detached, Purpose-Built Home Within a
Courtyard of Converted Victorian Barns

Four Double Bedrooms, all with
En-Suite Bathrooms

Exceptional Flexibility With Self-Contained
Studio/Guest Suite and Private Entrance

Impressive First-Floor Open-Plan Living Space

Vaulted Ceilings

Stylish Kitchen With Large Central
Island And Dedicated Dining Area

Dual-Aspect Living Area With Far-Reaching
Coastal and Countryside Views

Enclosed, Landscaped Gardens with
Multiple Sun-Trap Patio Areas

Ample Off-Street Parking

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Situated in the highly sought-after North Norfolk coastal village of Titchwell, 1 Marshland Barns is a substantial and beautifully conceived home that perfectly balances coastal charm with contemporary living.

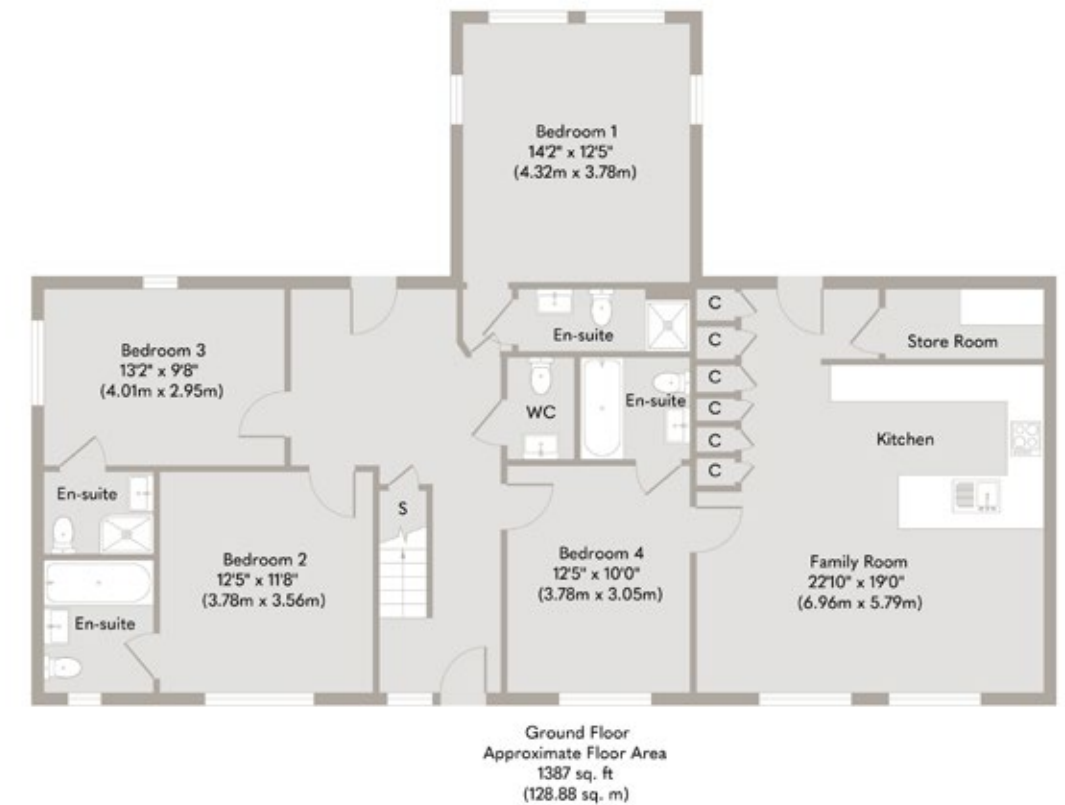
Set on the edge of an attractive courtyard of converted Victorian barns, Number One is uniquely positioned as the only detached property that was purpose-built at the time of conversion and thoughtfully designed to complement its characterful surroundings.

This distinctive home offers both generous proportions and remarkable flexibility, carefully arranged to make the most of its enviable setting between coast and countryside. The ground floor hosts four double bedrooms, each with its own en-suite, providing comfort and privacy for family and guests alike. A spacious additional family room, complete with a kitchen and seating area, offers exceptional versatility; with its own private entrance, it can function as a self-contained studio or guest suite, allowing the main house to be closed off if desired.

The true highlight of the property lies upstairs, where an extraordinary open-plan living space unfolds across almost 1,400 sq ft. With soaring vaulted ceilings enhancing the sense of scale and light, this impressive room is designed for entertaining on a grand scale. At one end, a stylish kitchen with a large central island flows effortlessly into a generous dining area, perfectly suited for hosting memorable gatherings. At the other, a relaxing living area is framed by two vaulted bays, capturing breathtaking views towards the coastline in one direction and across open countryside in the other.

Outside, the gardens are enclosed by attractive walls, creating a wonderfully private and secure environment. Thoughtfully landscaped, they feature a variety of patio areas positioned to follow the sun throughout the day, offering ideal spots for al fresco dining or quiet relaxation. The property benefits from ample off-street parking.





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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Titchwell

A VIBRANT COMMUNITY
TO CALL HOME

Home to one of the finest RSPB bird reserves in Great Britain, Titchwell is a small coastal hamlet on the A149 coastal road between the two popular villages of Brancaster and Thornham. The Titchwell Marsh Nature Reserve is blessed with diverse habitats such as reedbeds, saltmarsh and fresh water lagoons. There is also a wide sandy beach offering extensive views across the Wash. Covering 515 acres, you can see dunlin, ruffs, ringed plovers, kingfishers, godwits, curlews and several types of terns. You may even be lucky enough to see and hear a bittern or see a marsh harrier ‘sky dancing’.

The church of St Mary the Virgin is a medieval parish church dating back to the 11th century and is situated next to the marsh on the north Norfolk coast. A beautiful feature of this church is its round tower built with local flints.

A refined elegance permeates every aspect of village life, from the traditional homewares found at Uttings, the locals ‘go-to’ for household essentials, to sampling tasty treats at the Tuscan Farm Shop, Humble Pie Deli or Gurneys Fish Shop – this is a place to savour the finer things. Eating out is also a joy with award winning Socius serving a British-inspired tapas menu on the edge of Foundry Place, and NoTwenty9’s bar, restaurant and courtyard provides a relaxed spot to wine and dine on warm summer’s nights.

Between Titchwell and the various surrounding coastal villages, you’ll never have to travel far for amenities and you most certainly won’t be short on beautiful locations to explore.



Note from Sowerbys



“Wake up by the coast, unwind with views across open countryside.”



SERVICES CONNECTED

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

COUNCIL TAX

Band G.

ENERGY EFFICIENCY RATING

C. Ref-: 8336-1723-5600-0755-4296.

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: ///cement.position.walkway

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SOWERBYS

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