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THE STORY OF

Barmer Hall Farm House

Syderstone, Norfolk

SOWERBYS



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Barmer Hall Farm House

Fakenham Road, Syderstone, Norfolk
PE31 8SR

Victorian Double Fronted Farmhouse

4,442 Sq Ft of Accommodation

1.4 Acre Plot (STMS)

Stable Block and Barn

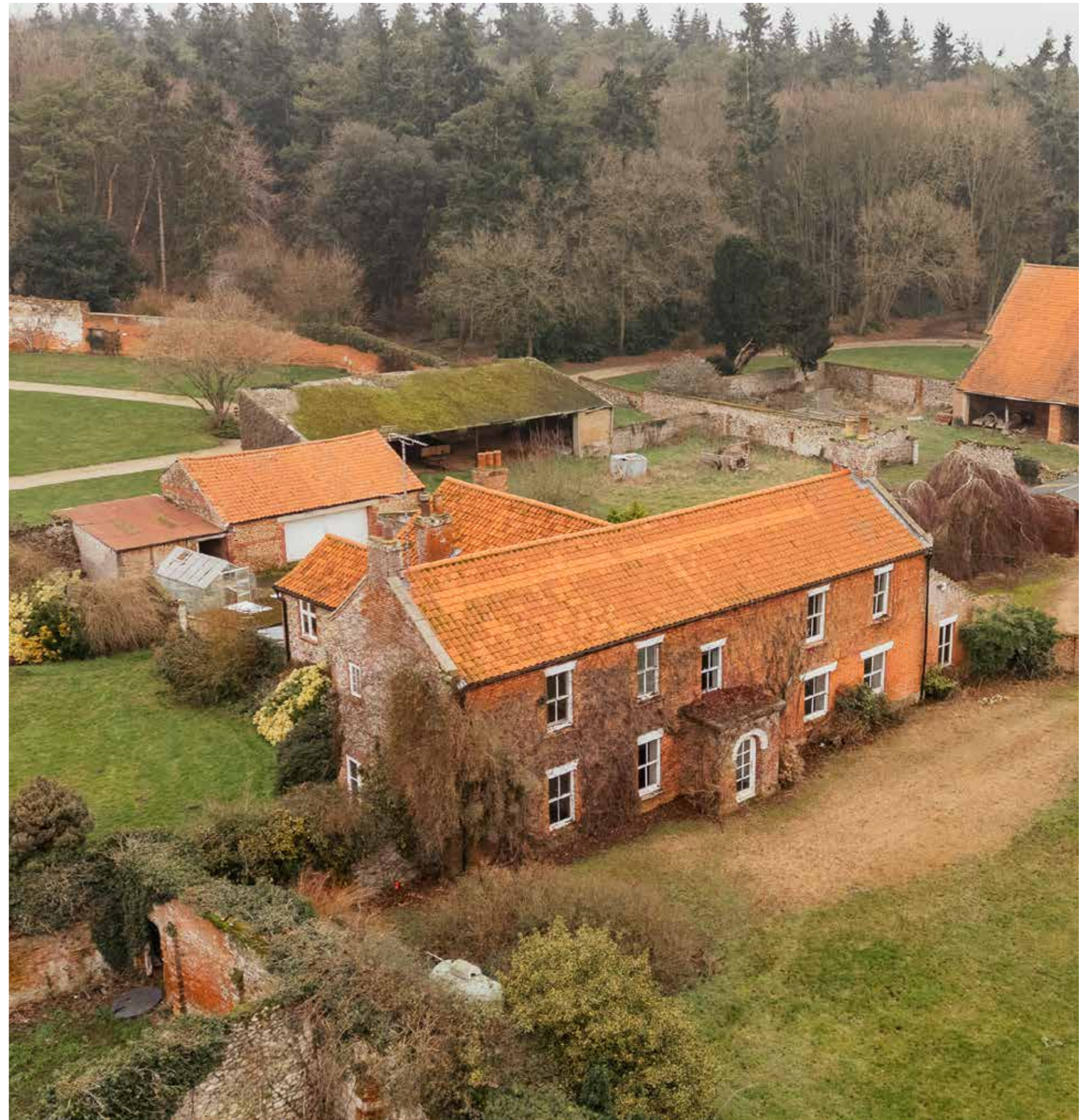
Walled Garden

Plans for Complete Refurbishment

Equestrian Potential

Very Private Location

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Set discreetly at the end of a private road, nestled within a small cluster of former farm buildings and protected by woodland to the north, Barmer Hall Farm House is a striking red brick, double-fronted Victorian home of considerable presence.

Approached through what feels like a quiet rural hamlet, the setting is both private and peaceful, with far-reaching, almost parkland views to the south across its gardens and the surrounding countryside.

The principal farmhouse is a substantial residence extending to approximately 4,442 sq ft in its current configuration. The accommodation presently comprises three elegant reception rooms, a generous kitchen dining room and ancillary spaces on the ground floor, with seven bedrooms and two bathrooms arranged over the first floor. The handsome front elevation retains the symmetry and grandeur characteristic of the Victorian era, offering high ceilings and well-proportioned rooms that reflect the home's original stature.

To the rear, a later extension provides additional space, although it is not entirely in keeping with the architectural harmony of the original façade. Recognising the opportunity to enhance both the aesthetic and practical layout, the current owners have commissioned plans for a thoughtful reconfiguration. The proposed scheme would reduce the overall size down to approximately 2,750 sq ft, creating a beautifully balanced home with three reception rooms and a large kitchen/dining room on the ground floor, and four bedrooms on the first floor, two of which would enjoy en-suite facilities. Details of these plans and associated costings are available upon request, offering incoming purchasers a clear vision and pathway to restoring the house to its full elegance.





In addition to the main residence, the property benefits from a substantial detached double garage, a medium-sized barn open to one side, and a three-box stable block, an appealing arrangement for those with equestrian or lifestyle interests. While no additional land is included in the sale, there is potential to lease further paddock land locally, subject to separate negotiation, for those wishing to explore the equestrian possibilities.

The gardens and grounds extend to approximately 1.4 acres (STMS) and include a charming part-walled garden. The grounds gently open out to the south, where the house enjoys an enviable outlook across its own land and beyond, reinforcing the sense of space and seclusion.

The farmhouse is currently in an uninhabitable condition and requires comprehensive renovation. However, for buyers seeking a rewarding restoration project in an exceptional setting, Barmer Hall Farm House represents a rare and exciting opportunity. With its architectural pedigree, generous outbuildings and idyllic rural position, it offers the chance for its next custodians to sensitively reimagine and reinstate a distinguished country home of true character and stature.

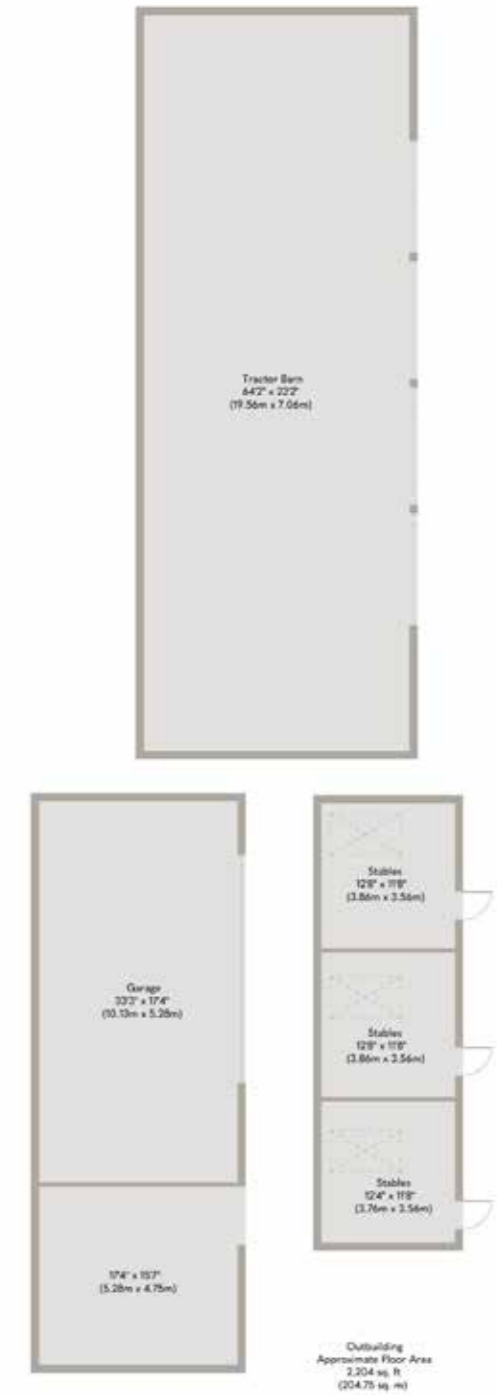
EXISTING FLOORPLAN



PROPOSED FLOORPLAN



OUTBUILDINGS



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. Copyright V360 Ltd 2025 | www.houseviz.com

Syderstone

COMMUNITY SPIRIT IN THE NORFOLK COUNTRYSIDE

Being only nine miles from the north Norfolk coast, Syderstone is well-known for its nature reserve and country walks. There is also St Mary's - a 900 year old round-towered church.

The nearest pub is the recently refurbished gastro pub, The Ostrich, in next door village of South Creake. Burnham Market and Fakenham, both have a wide variety of shops and facilities, and are only a short drive away.

Main line trains to London Kings Cross run from King's Lynn. Golf courses are to be found at Brancaster, Hunstanton and Fakenham.

Within easy reach of the sea, Fakenham is top of the list when it comes to market towns. While sandy beaches are just ten miles away, Fakenham is perfectly positioned halfway between King's Lynn and Norwich with easy reach to Holt and Swaffham, making for an easy commute.

Out of working hours, there's plenty to keep you entertained including the thriving independent Central Cinema, a perennial favourite with locals. Enjoy a fun glass-blowing session with the kids at Langham Glass, reconnect with nature at Pensthorpe or blow the cobwebs with a walk at nearby Sculthorpe Moor.

For something fancier, dress up to the nines and enjoy a day out and a flutter at Fakenham Racecourse, or team up with your playing pals for a round at Fakenham Golf Club, set in and around the racecourse. And Thursford is just four miles away with its magnificent collection of steam engines and organs – a visit to its Christmas spectacular gives a West End theatre excursion a run for its money.



Note from Sowerbys



“...an enviable outlook across its own land and beyond, reinforcing the sense of space and seclusion.”



SERVICES CONNECTED

Mains electricity and water. Oil fired central heating. Drainage to septic tank.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

F. Ref:- 0255-3011-1202-3096-0200

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: ///contact.welcome.awestruck

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SOWERBYS

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