



THE STORY OF

2 Field House Farm Barns

Brancaster, Norfolk

SOWERBYS



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2 Field House Farm Barns

Brancaster, Norfolk
PE31 8EE

Beautifully Presented and Exceptionally
Stylish Barn Conversion

Private Setting at the End of a Discreet Drive

Just One Mile Inland from Brancaster
and the North Norfolk Coast

Impressive Kitchen Dining Room with
Vaulted Ceiling and Sociable Island

Generous Reception Room with Glazed Doors
Connecting to the Kitchen Dining Space

Four Spacious Double Bedroom Suites

Private South-Facing Landscaped Walled Garden

Five Secure Garage Bays Plus an
Additional Office/Studio

Extensive Private Off-Street Parking

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Hidden away at the end of a private drive, in a discreet little hamlet surrounded by mature farmland, 2 Field House Farm Barns is a beautifully presented and exceptionally stylish barn conversion, forming one of just four very special homes in this wonderfully peaceful setting.

Despite its sense of seclusion, it is just a mile inland from the ever-popular coastal village of Brancaster, placing the beaches, sailing waters and coastal walks of North Norfolk remarkably close to home.

From the moment you step through the front door, the wide and welcoming entrance hall immediately sets the tone. There is a wonderful feeling of space and quality throughout, with the accommodation thoughtfully arranged to make the very best of both the proportions and the setting.

The principal living space is undoubtedly the stylish and incredibly generous kitchen dining room. Designed as much for entertaining as everyday life, there is an abundance of worktop space, complemented by a wonderfully sociable island with breakfast bar, equally suited to a morning coffee and catch-up as it is to relaxed suppers with friends. There is ample room for a dining table seating twelve, while the vaulted ceiling amplify the feeling of space and the south-facing French doors ensure the room is flooded with natural light.

Double-width glazed doors then open into the equally generous reception room, creating a fabulous connection between the two principal living spaces. Open together, they provide an exceptional setting for larger-scale entertaining, while the ability to close them off means each room can also provide a more intimate and cosy atmosphere when required.



The accommodation is situated along the eastern wing, where there are four generous double bedroom suites. One of these could equally lend itself to use as a study, home office or snug if preferred.

A particularly lovely feature is that each room has glazed doors opening directly onto the garden, creating a wonderful connection between the house and its surroundings.





The landscaped walled garden is a real highlight. South-facing but open towards both the east and west, it enjoys sunshine throughout much of the day, while its enclosed nature provides an exceptional degree of privacy and security. Mature planting and carefully considered landscaping create a peaceful and attractive setting in which to relax, dine and entertain. A charming dove cote occupies one corner of the garden; although it is not included within the demise, it provides an especially picturesque addition to the overall setting.

Perhaps the most unusual feature of 2 Field House Farm Barns is in front of the main home. In addition to an impressive amount of private off-street parking, the property has five secure garage bays, comprising of a double garage plus a triple garage that also contains the property's oil tank. There is also a separate office/studio which could equally be used as a home gym, games room or general storage.

2 Field House Farm Barns is something quite special, a beautifully designed and exceptionally spacious barn conversion, an outstanding private garden, almost unrivalled garaging and parking, and a wonderfully peaceful rural setting, all within easy reach of the coast and the very best that this part of North Norfolk has to offer.





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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Brancaster

A SHINY COAST LINE AND
BIRDWATCHING HAVEN

Brancaster is a striking coastal village on the North Norfolk Coast, located around 28 miles north-west of Norwich, 8 miles east of Hunstanton, and within easy reach of Burnham Market. Renowned for its long sandy beach, scenic salt marshes, and expansive skies, Brancaster offers an exceptional blend of seaside living, outdoor pursuits, and community spirit.

At the heart of village life is the Brancaster Staithe harbour area, which supports a small fishing fleet and sailing activities. Residents enjoy access to Brancaster Sailing Club, kayaking, paddleboarding, and walks along the Norfolk Coast Path, with spectacular views over the marshes and sea. The area is also popular with birdwatchers and nature enthusiasts, with nearby Scolt Head Island National Nature Reserve providing abundant wildlife.

Amenities are well-catered for locally and nearby. Burnham Deepdale and Burnham Market provide shops, cafés, supermarkets, artisan outlets, and leisure facilities. In the village itself, traditional pubs and eateries such as The White Horse and The Jolly Sailors offer fresh local seafood and relaxed dining, while Brancaster Beach Café is ideal for casual lunches with coastal views.

Brancaster offers a lifestyle defined by coastal charm, outdoor recreation, and a welcoming community, perfectly suited for families, sailing enthusiasts, nature lovers, and those seeking a vibrant yet relaxed seaside environment.



Note from Sowerbys



“A wonderful connection between the house and its surroundings.”



SERVICES CONNECTED

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

COUNCIL TAX

Band G.

ENERGY EFFICIENCY RATING

D. Ref:- 4500-8590-0122-3692-3863

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: ///gentle.headliner.thousands

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SOWERBYS

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