

# SOWERBYS

Norfolk Property Specialists



## Hyde Park Cottage

Barwick, Stanhoe, Norfolk, PE31 8PZ

Guide Price £700,000



Viewing by appointment with our  
Burnham Market Office 01328 730340 or [burnham@sowerbys.com](mailto:burnham@sowerbys.com)





## HYDE PARK COTTAGE

Located in an idyllic and incredibly private setting with far reaching views over the gently undulating countryside of north Norfolk, Hyde Park Cottage is a substantial and delightful brick and flint five bedroom detached property. Believed to have been built in the 1860's this cottage is filled with both character and charm; on the ground floor there is a kitchen/dining room with a dual aspect fireplace (the current owners have also achieved planning permission to extend this room) and this room then flows through into a large reception room which has been knocked through and so also benefits from a dual aspect fireplace, this one even grander than the one in the kitchen. The cottage has been sympathetically extended on the westerly side to give it a large downstairs double bedroom, bathroom and sitting room which the current owners have occasionally let as a separate B&B but it is also perfect for guests or elderly relatives. Upstairs there are four more double bedrooms, all with stunning views across the open countryside, and the principal bedroom benefits from a large en-suite bathroom whilst the other three share the family bathroom. The entire property is orientated to the south west so as well as the incredible views it is also a house that is flooded with natural light no matter the season. The country setting already gives the property a huge sense of outside space but this is further enhanced by the 1.6 acres (STMS) of grounds that it is set in, so there is plenty of room for a kitchen garden, a chicken coop and for children and dogs to play and explore. There is obviously ample space for gated secure parking but in addition there is a two bay cart shed as well as a workshop with power. Hyde Park Cottage has been occupied as a main home by the current owners and naturally been lovingly looked after so is presented in excellent condition throughout.





## KEY FEATURES

- Substantial Brick and Flint Detached Property
- Five Bedrooms, Three Bathrooms
- Large Reception Room with Double Sided Wood-Burning Stove
- Kitchen/Dining Room with Planning Permission to Extend
- Grounds of 1.6 Acres (STMS)
- Private Setting in a Delightful Rural Location
- Two Bay Cart Shed and Workshop with Power
- Wonderful Countryside Views

























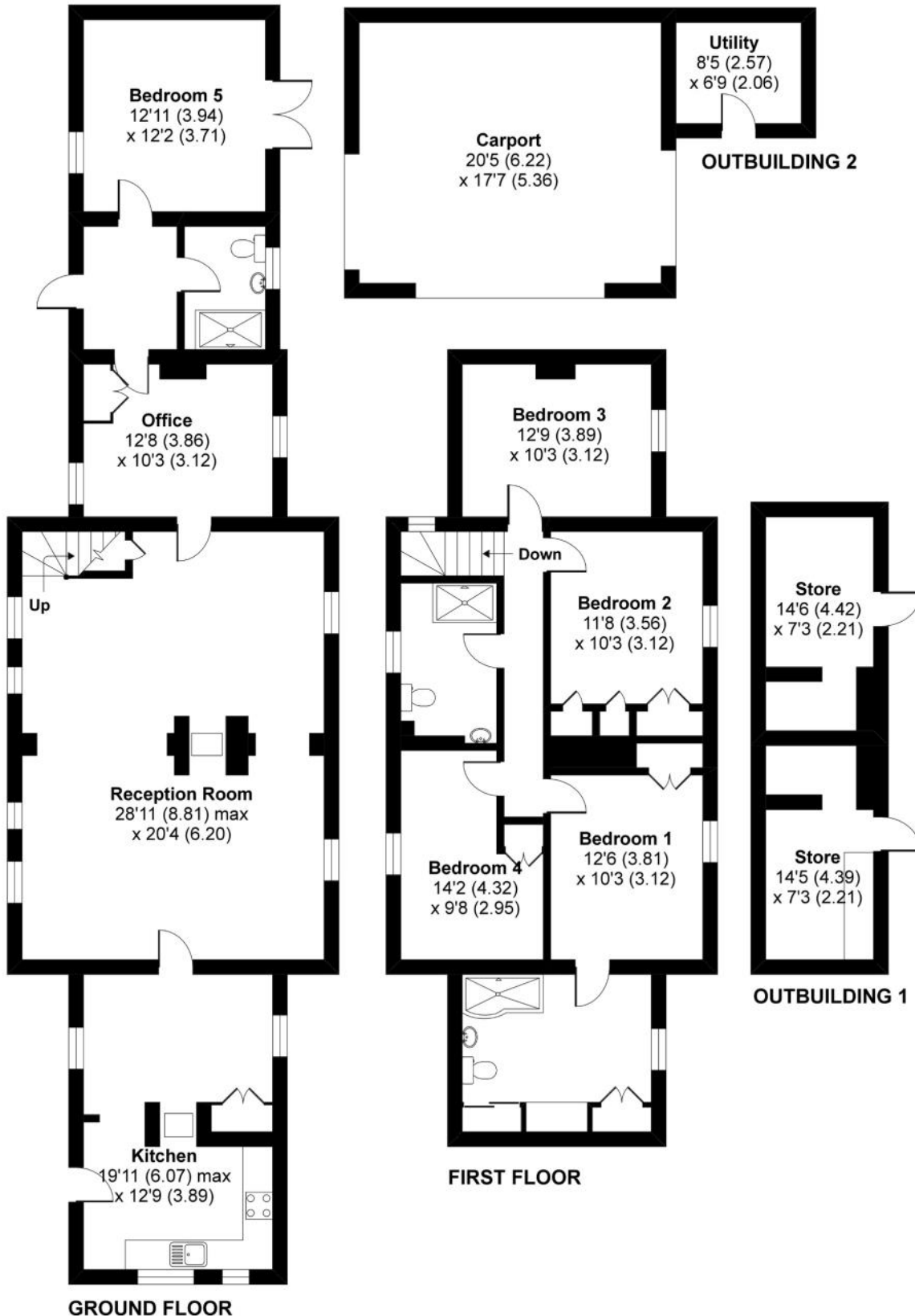
# Hyde Park, Barwick Road, Stanhoe, King's Lynn, PE31

Approximate Area = 2197 sq ft / 204.1 sq m

Outbuilding = 278 sq ft / 25.8 sq m

Total = 2475 sq ft / 229.9 sq m

For identification only - Not to scale





## LOCATION

The property is located in the hamlet of Barwick and enjoys a peaceful rural location. Amenities including a post office, village stores, pubs and restaurants can be found within a couple of miles, in the surrounding villages of Stanhoe, Docking and Bircham. The hamlet is about 7 miles away from the Georgian village of Burnham Market with a village green surrounded by 18th century houses, shops, designer boutiques and several excellent pubs and restaurants. Burnham Market also has doctors' and dental surgeries, a primary school and a post office. There is a very good wine merchant, Satchells, and a great delicatessen, Humble Pie. The coast is about 9 miles away offering sailing, golf, walking and bird watching. The closest rail link is at King's Lynn with a main line rail connection to London King's Cross.

## SERVICES CONNECTED

Mains electricity and water. Oil fired central heating with underfloor heating to the extended section.

## COUNCIL TAX

Band F.

## ENERGY EFFICIENCY RATING

F. Ref:- 8526-6323-4290-0946-3926

To retrieve the Energy Performance Certificate for this property please visit <https://www.epcregister.com/> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

## AGENT'S NOTE

Details of the planning permission can be found on the website for the Borough Council of King's Lynn and West Norfolk, reference 20/01170/F .

Viewing by appointment with our Burnham Market Office:  
Market Place, Burnham Market, King's Lynn, Norfolk, PE31 8HD  
**01328 730340 • burnham@sowerbys.com**



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