



THE STORY OF

1 Manor Barns

Little Snoring, Norfolk

SOWERBYS



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1 Manor Barns

The Street, Little Snoring, Norfolk
NR21 0FD



Immaculately Presented

Generous Size Front Garden and
Beautiful Landscaped Courtyard

Open Plan Living Accommodation

Three Bedrooms

En-suite to Principal Bedroom

Double Garage and Parking

Successful Holiday Let

No Upward Chain



Guide Price £550,000

SOWERBYS WELLS-NEXT-THE-SEA OFFICE

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“We loved being in a village so close to Fakenham and Holt - a must for our everyday needs, our eateries and our boutiques.”

In a tucked away position, 1 Manor Barns is well screened by its fencing and gated access for that private family life.

The front of the property leads to a generous sized lawned area.

The local area allows for excellent dog walking and access to the ever popular North Norfolk coast.

The open plan living area is beautifully complemented by our vendor's choice of colour. This creativity has given the property a contemporary feel throughout.





Alongside all of the characteristic beams, and woodburner stove, the delightfully landscaped courtyard is almost an extension of the property. The bonus of this courtyard is that it provides a secluded space to enjoy alfresco dining and drinking. This can be, if one so desired, enjoyed from dawn to dusk, with the ample seating incorporated into the landscaping.

The nearby market towns of Fakenham and Holt are a must for those everyday needs, eateries and boutique shops and the village of Walsingham is steeped in history and also well worth a visit.



“There’s secluded space to enjoy alfresco dining and drinking.”

For the wildlife enthusiasts Pensthorpe Nature Reserve is certainly worth visiting and why not find your new Christmas tradition the Thursford Christmas Spectacular? It’s live performances are very popular and an unmissable event.

Manor Barns comprises eight units, all of them individually designed, with ample parking areas and garaging.

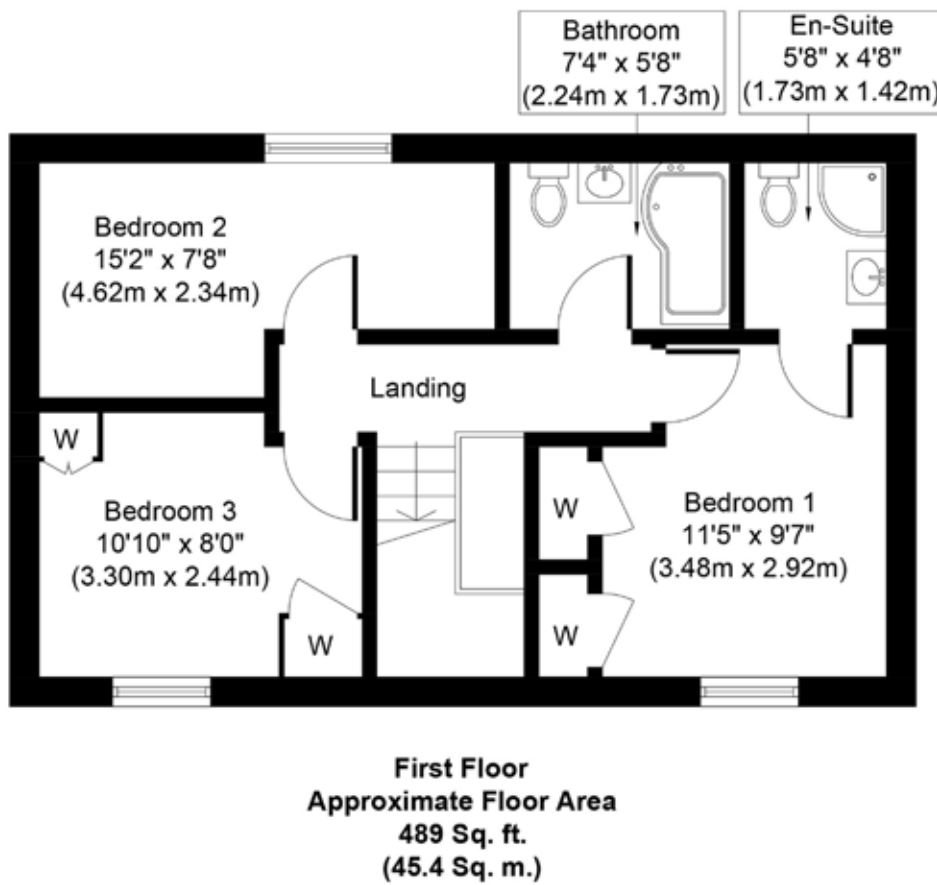
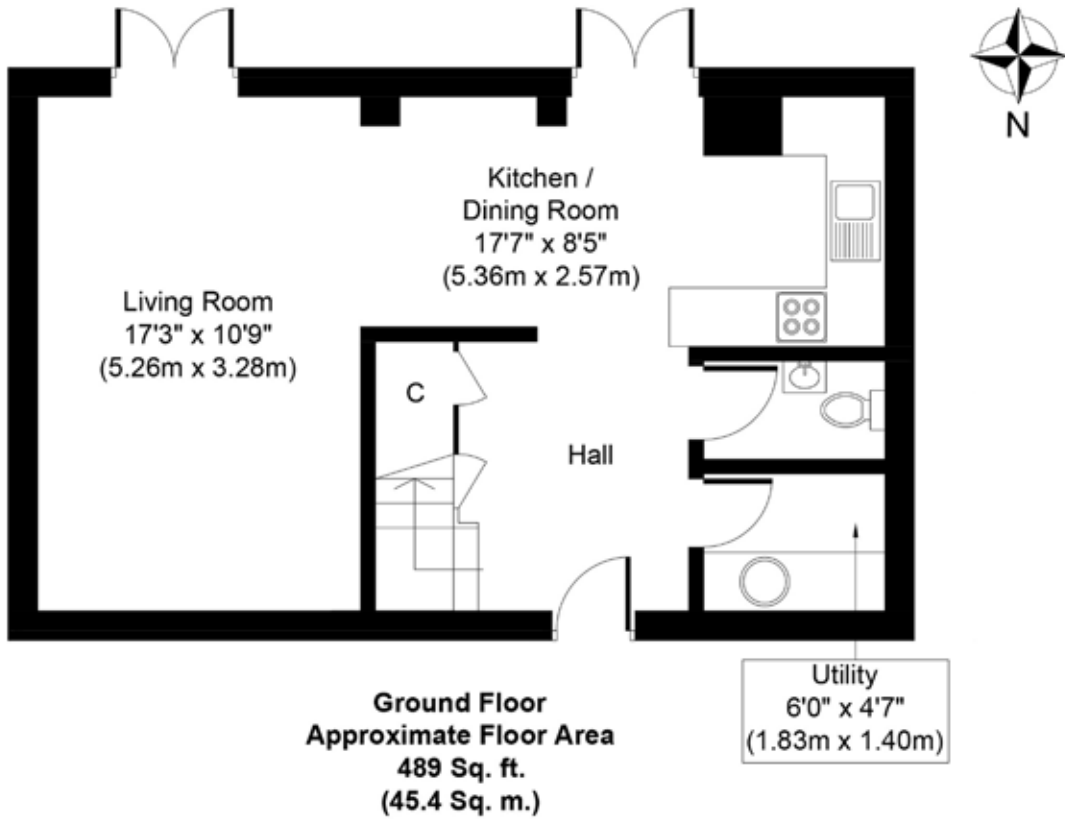
The units were converted by 'Michael McNamara Associates' a local family run business, renowned for their craftsmanship, around seven years ago.

Viewing is highly recommended of this innovative, individual and sociable property.









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.

ALL THE REASONS

Little Snoring

IN NORFOLK
IS THE PLACE TO CALL HOME



Little Snoring is, surprisingly, larger than Great Snoring.

This is probably because it was a major British airbase during World War II and was only decommissioned in the 1950s.

Little Snoring is a small village about three miles from the market town of Fakenham with its wide range of amenities.

The village itself has a pub, shop and post office.

For those wishing to enjoy the north Norfolk coast, with its unspoilt coastline, is just a few miles away.

Nearby 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 or go wild and 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 – if you need to perfect your swing, head to Fakenham Fairways Golf Driving Range which has a PGA professional on hand for some expert coaching. 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 the Vendor



Sheringham on the north Norfolk coast.

“The local area allows for excellent dog walking and access to the ever popular north Norfolk coast.”

THE VENDOR



SERVICES CONNECTED

Mains electricity, water and drainage. Air source heating.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

C. Ref:- 9239-3875-7198-9505-1011

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.

SOWERBYS



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