



THE STORY OF

3 Manor Barns

Little Snoring, Norfolk

SOWERBYS

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The Street, Little Snoring,
NR21 0FD



Single Storey Barn Conversion

Nestled Within its Plot

Open Plan Living Accommodation

Two Double Bedrooms

Two En-Suites

Separate Utility Room

Private Front Garden

Majestic Courtyard

Double Garage

Ample Off Road Parking



SOWERBYS FAKENHAM OFFICE

01328 801534

fakenham@sowerbys.com



“A home of tranquillity.”

Whilst it is believed this delightful property was the original tack room, it currently provides a tranquil setting for those buyers who value their privacy and are in touch with nature.

The conversion was carried out by an established local developer, who knows their craft and has created a beautiful haven. Our vendor enjoys flinging the doors open and sitting in the garden on a warm evening, visible only to the chattering swifts, behind the established beech hedge. And on those winter nights,

when the snow is falling, it's great to snuggle up, warmed by the wood-burning stove in the open plan reception area.

The spacious reception hall leads to the open plan living area, which simply provides kitchen, dining and sitting area and access to the courtyard. The double bedrooms are beautifully complemented by their en-suite facilities. Both character and charm have been woven into this stunning property.





Whilst our vendor believes nothing has changed within the local area, such is the beauty of north Norfolk, their perspective on life however, has changed.



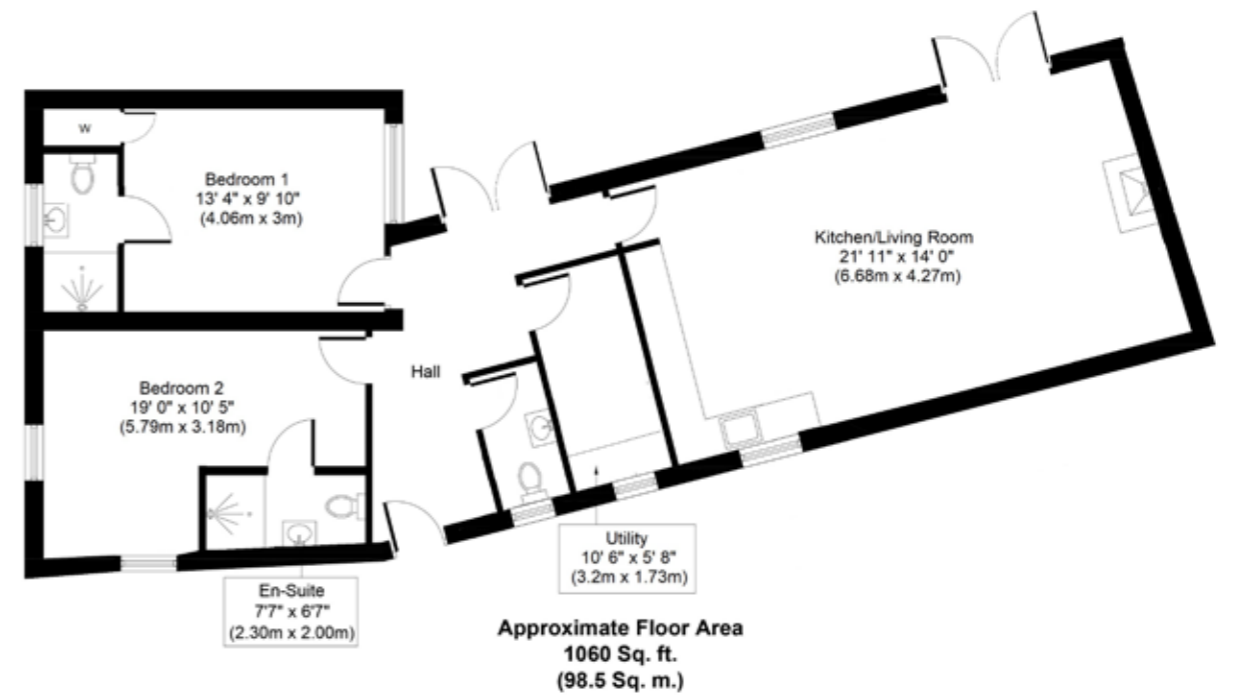
“I am more in touch with nature, my environment, and the part I play as custodian of that.”

Enjoy the fresh air and open spaces throughout the changing seasons, with the Stiffkey marshes and beach being nearby, waiting to be explored.

If you are seeking tranquillity, light and air and would like to witness the barn owls, buzzards, swifts and swallows, then step through the gate of this calming property and be part of the next chapter.



“The courtyard provides a magical space for reading, dining and relaxation.”



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



Coast or country?
If your heart is set on rural life, but within easy reach of the sea, Little Snoring is top of the

list. While sandy beaches are just ten miles away, this little village is perfectly positioned halfway between King's Lynn and Norwich within easy reach of Fakenham, Holt and Swaffham, making for an easy commute.

Surprisingly, Little Snoring is actually larger than Great Snoring. This is likely because it was a major British airbase during World War II and was only decommissioned in the 1950s.

This village itself has a pub, shop and post office, whilst less than three miles away is the bustling market town of Fakenham.

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!

Make time to explore the Fakenham Lancaster Heritage Trail, a series of 32 plaques which bring the town's industrial past to life. Originally a vibrant agricultural centre, during the 19th century Fakenham rose to prominence as a major centre for printing – spot the printing blocks which have been set in the surface of the market place and date back to 1250. The stallholders still set out their wares every Thursday with a farmers' market on the last Saturday of the month.

Foodies are spoilt for choice with locally farmed meat, produce and award winning Mrs Temple's cheese available to fill your pantry at nearby Walsingham Farm Shops. Save the washing up and dine out at The Ostrich Inn, which has been serving locals since 1841, or indulge at Sculthorpe Mill, which was awarded a Michelin Bib Gourmand in 2022, on the edge of town.



Note from the Vendor



The garden at 3 Manor Barns

“I love sitting in the garden on a warm evening, visible only to the chattering swifts.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity and drainage. Heating via air source heat pump.

COUNCIL TAX

Band C

ENERGY EFFICIENCY RATING

C. Ref:- 9848-3805-7291-9305-8345

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.

AGENT'S NOTE

The vendor informs us that there are maintenance charges for the shared driveway and bin areas. The cost of this is approximately £250.00 paid every two years.

SOWERBYS



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