



THE STORY OF
Grange Barn
Stanhoe, Norfolk

SOWERBYS



S

THE STORY OF

Grange Barn

Docking Road, Stanhoe, Norfolk
PE31 8QF

Barn Conversion

Vaulted Kitchen/Dining Room

Four Double Bedrooms

Garden Room

Home Office

Two En-Suites

Private Courtyard Garden

Close to Village Pub

SOWERBYS BURNHAM MARKET OFFICE

01328 730340

burnham@sowerbys.com



“To watch the sun setting whilst sitting at the kitchen table is magnificent...”

Located in the ever popular north Norfolk village of Stanhoe, Grange Barn is a somewhat discreet property as it is only when you walk around and into its central courtyard that you really get a sense of how much space there is.


The barn is entered via the kitchen, dining and family room which, with its vaulted ceiling, wooden beams and oak floor, is quite simply a stunning room. The kitchen area is practical and with its central island is also sociable. Come the summer, pull open the bi-folding doors

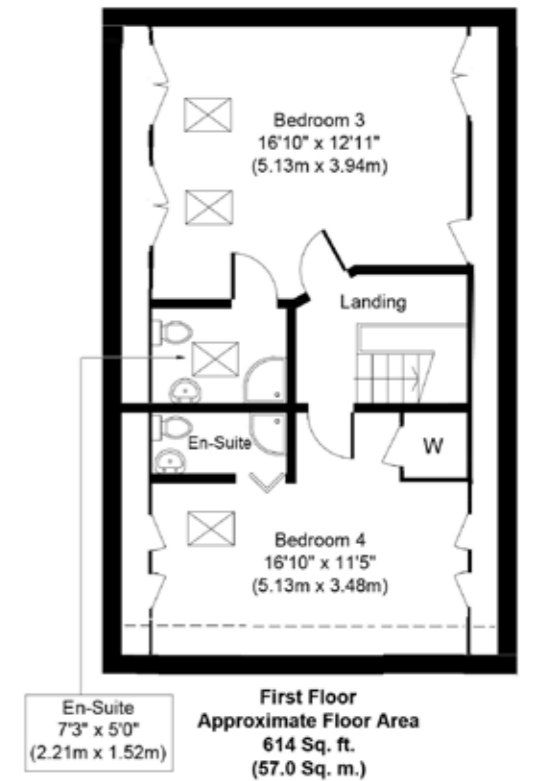
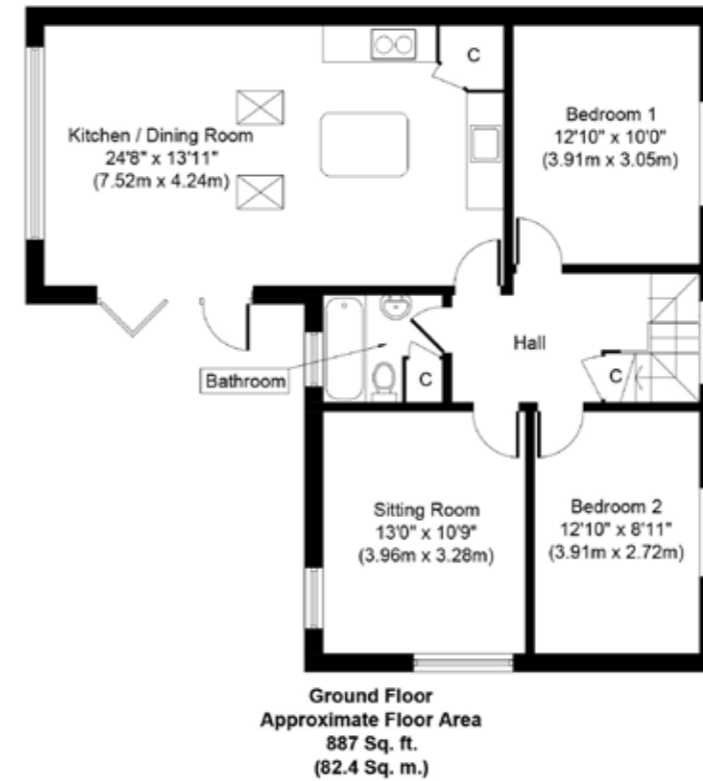
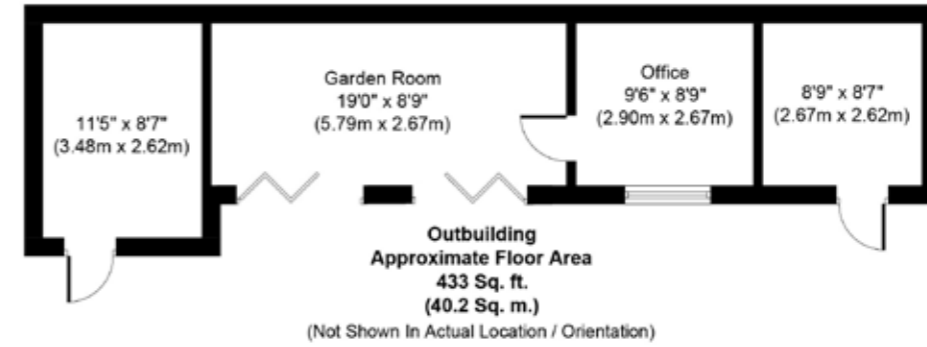
and it can be light and airy, ideal for hot summer evenings. Next door is the more informal sitting room with a corner log burner creating a snug and comforting atmosphere.

There are two good sized double bedrooms on the ground floor and they have use of a downstairs bathroom whilst upstairs there are two substantial double bedroom suites and both with plenty of built in storage.





 = Reduced headroom below 1.5m / 5'0"



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.



Outside and to the rear the current owners have been very clever and created additional living and work space with a fully enclosed south facing garden room, which is ideal as a games room or even spill over accommodation. For those who need somewhere quiet to work there is also a separate home office.

The courtyard garden is part patio and part lawn, so very easy to maintain, and there are two large outdoor storage sheds for your garden furniture, bicycles and paddle boards.

“...with the bi-fold doors open, the sun simply streams into the garden room.”

Grange Barn has been a much loved family main home for several years and with the popularity of The Duck Inn there are many who move to the village to be within walking distance of this celebrated watering hole. Of course, with four bedrooms and the simple courtyard garden, it would make an ideal second home or holiday home investment.



ALL THE REASONS



Stanhoe

IN NORFOLK
IS THE PLACE TO CALL HOME



A small rural village, Stanhoe is centred around a large duck pond. The Duck Inn, an award winning gastropub, offers the very best in locally sourced

produce. The village also has a church, All Saints, one of six churches which along with the parishes of Bircham, Sedgford and Docking make up the United Benefice of Docking. The village hall, also known as the Reading Room offers many village activities and in 2012, a village screen was setup to provide film shows inside.

Approximately 7 miles away is Brancaster, justly famous for its mussels and one of the most desirable coastal villages on the north Norfolk Coast with its heritage coastline and fine sandy beaches in an Area of Outstanding Natural Beauty. The village has a very good public house, The Ship, and there is also a village hall with shop and club, and a primary school. The Royal West Norfolk Golf Club is at Brancaster with its fine links course. There are also sailing facilities at Brancaster Staithe.

Treasured memories of family holidays, a day at the world famous horse trials or a well-earned afternoon spent browsing its pretty boutiques – there are plenty of ways to experience Burnham Market, just four miles away from Stanhoe.

Eating out is a joy here with award winning Socius serving a British-inspired tapas menu on the edge of Foundry Place, and NoTwenty9's bar, restaurant and courtyard provides a relaxed spot to wine and dine on warm summer's nights. Fashion counts on the Champagne coast and for chic style head to Anna's boutique or 'next gen' department store Percy Langley, make it fancy at The Hat Shop, go country at Gun Hill Clothing Company or casual at Joules or Jack Wills.

For a little culture, peruse Burnham Market's art galleries – the Fairfax Gallery has been exhibiting for more than 20 years and Pococks the Artmonger has an eclectic display. Or if you have little ones in tow, don't miss a trip to Mable's – unmissable with its pretty pink frontage – where you can encourage their artistic talent with a pot painting session or treat them to a bag of traditional sweets.



Note from Sowerbys



Brancaster Beach

“Brancaster Beach is wonderful in winter, when it's quiet, and The Duck Inn is superb at any time!”

SOWERBYS



SERVICES CONNECTED

Mains electricity and water. Drainage to septic tank which is shared with the neighbouring property. Oil fired central heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

C. Ref:- 0370-2773-1290-2527-2321

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: ///invisible.rucksack.splashes

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606. Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL