



THIS IS OUR HAPPY PLACE

THE STORY OF

Flat 1 The Barnes

Snettisham, Norfolk

SOWERBYS



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Flat 1 The Barnes

Lynn Road, Snettisham,
PE31 7QA



One Bedroom Character Property

Close to Amenities

Ideal Investment

Perfect Lock Up and Leave

Parking Space and Low Maintenance Frontage



Once part of the Old Butchers in Snettisham, The Barnes are one bedroom apartments tucked away from the main road through the village, and make for the perfect lock up and leave.

The property was once a former barn and was later converted into the two apartments, making them modern inside, but also characterful outside with local brick and carrstone materials.

The properties have been used as a holiday home and a long term let, making them very diverse and could even make

for a great starter home for a first-time buyer, or a retirement flat to downsize to.

Flat 1 is positioned upstairs and has the added bonus of recently being decorated, and extra skylights flood the space in natural light.

Flat 2, positioned downstairs, is similar in layout, but with the added bonus of sliding patio doors to the outside space. Both apartments have a large kitchen/ diner, sitting room, and a double bedroom with en-suite.

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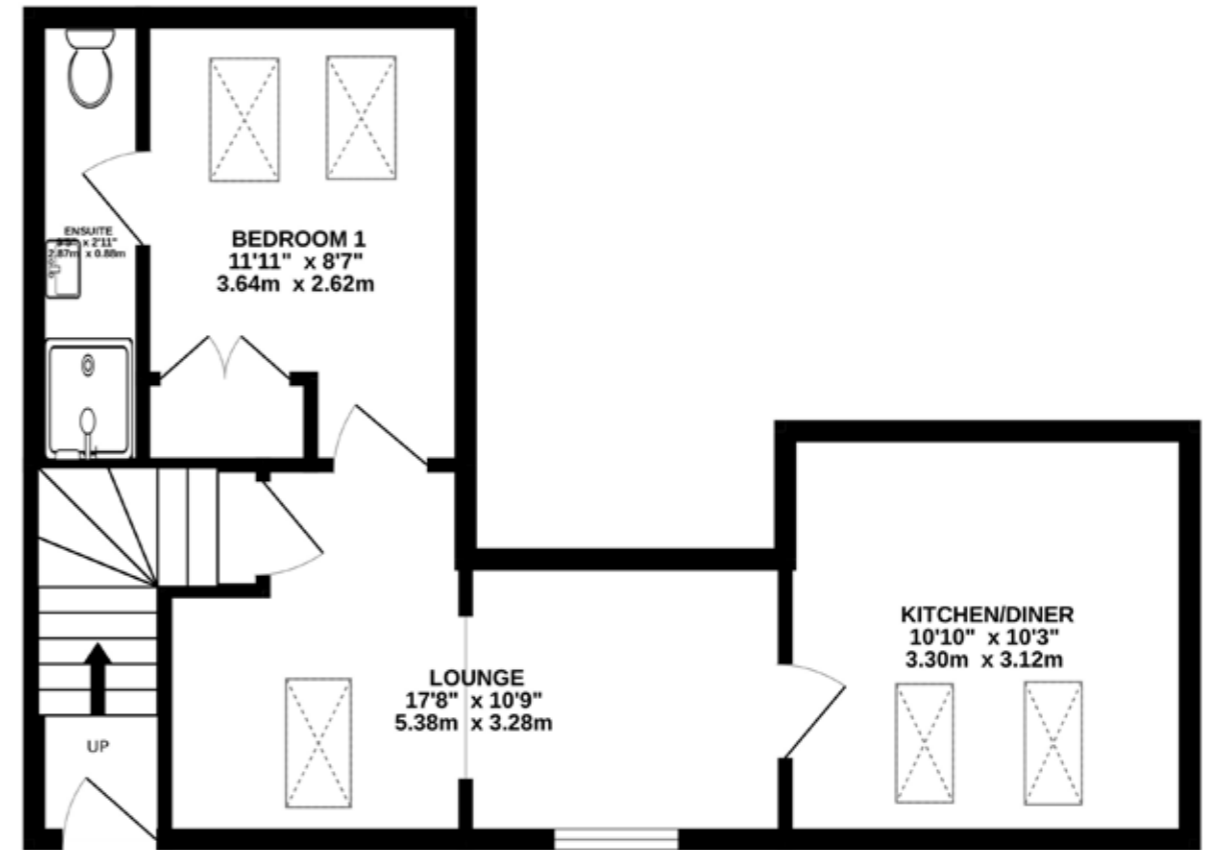
Outside there is a low maintenance gravel area with a parking space for each flat. It's also a lovely spot to put up a table and chairs and enjoy a quiet refreshing drink on a summer evening.

With no onwards chain Flat 1 and 2 The Barnes make for the perfect holiday bolt hole to put your feet up and relax at the weekends, or rental investments in the heart of the village.

“It's a lovely place to come and relax at the weekend.”



FIRST FLOOR
433 sq.ft. (40.2 sq.m.) approx.



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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ALL THE REASONS

Snettisham

IN NORFOLK
IS THE PLACE TO CALL HOME



For a small, coastal village, Snettisham has a big reputation, not least as a gourmand's getaway. Add to this a wealth of pretty period properties and it's not surprising that many come for a weekend only to seek a more permanent place to stay.

With a primary school, GP surgery and dental practice, plus a central chemist and supermarket, plus a handy local builder's merchant for any renovations, the village is extremely well serviced. A small retail park, Poppyfields, and The Granary, which is a treasure trove of craft, antiques and collectibles, sit on the edge of the village and are fun to explore.

Resplendent St Mary's Church which sits on a hill behind the village centre was built in the 14th century and has an 172ft spire that was once used as a landmark for ships on The Wash, and described by architectural historian Pevsner as, "perhaps the most exciting decorated church in Norfolk".

Follow the hill down to the village and you'll pass the Rose & Crown pub, which has won numerous awards. Diners are spoiled for choice as Snettisham is also home to The Old Bank, which was named The Good Food Guide Best Local Restaurant in 2019 and is also listed in the Michelin Guide. For coffee, brunch or an evening of wine, nibbles and jazz, try the sister business next door, The Old Store.

Snettisham is home to a RSPB nature reserve and Wild Ken Hill, a rewilding site using regenerative farming to return the land to its natural stage. Walk or cycle the old farm path from the A149 to watch the spectacle of migratory birds soar and settle on the edge of the lagoons. Or up the adrenaline level at Snettisham Beach Sailing Club which offers paddleboarding, kayaking, windsurfing, kitesurfing and dinghy sailing, alongside a vibrant social events calendar.

Whatever pace you enjoy, there can be few places as appealing as Snettisham to enjoy some of the finer things in life.



Note from Sowerbys



The Old Store

"The Old Store is a lovely local spot to enjoy a cup of coffee after a stroll through the village."

SOWERBYS



SERVICES CONNECTED

Mains water, electricity, gas and drainage. Heating via gas central heating.

COUNCIL TAX

Band A.

ENERGY EFFICIENCY RATING

D. Ref:- 0415-0001-6206-0807-3214

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

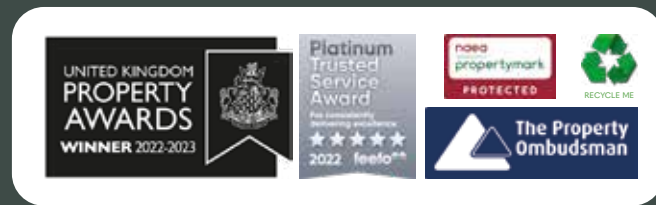
Share of freehold with 103 Years left on the lease.

LOCATION

What3words: ///rentals.burglars.neater

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