



THE STORY OF

# Horseshoe Farm

*Downham Market, Norfolk*

SOWERBYS

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# Horseshoe Farm

241 The Drove, Barroway Drove, Norfolk  
PE38 0AN



Detached Bungalow

Three/Four Double Bedrooms

10.5 Acres of Land (Stms)

Kitchen/Dining Room

En-Suite and Family Bathroom

Dual Aspect Lounge and Open Fire Place

Workshop, Stables and a Number of Other Outbuildings

A Lovely Rural Home

Small Holders' Licence

Close to a Direct Train Line to Cambridge and London



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“It is ever-so quiet living here,  
yet you’re only five minutes from  
a direct train line to London.”

When you think of a delightful rural retreat which offers a sense of space, both inside and outside of the home, you may well picture somewhere like Horseshoe Farm. Situated on a vast plot of land which was once nothing but open space, this property has transformed into an ideal smallholding over the past 20 years.

This has been a much-loved home during that time and the kitchen/dining room has served as the heart of this residence. Not only does it provide a warm and inviting atmosphere, but it also offers breath-taking views of the fields and woods at the rear of the property; our clients can't get enough of this picturesque vista.



The sitting room is another inviting space, featuring an open fireplace and dual aspect windows. It's the perfect spot to unwind after a long day, whether you choose to curl up by the fire, indulge in some TV time, or engage in lively conversations with loved ones.

All the bedrooms in this home boast generous proportions, with one of them benefiting from an en-suite shower room. The property has been thoughtfully adapted over the years to accommodate multi-generational living, which saw the garage converted into a second reception room, but could even be a fourth bedroom.



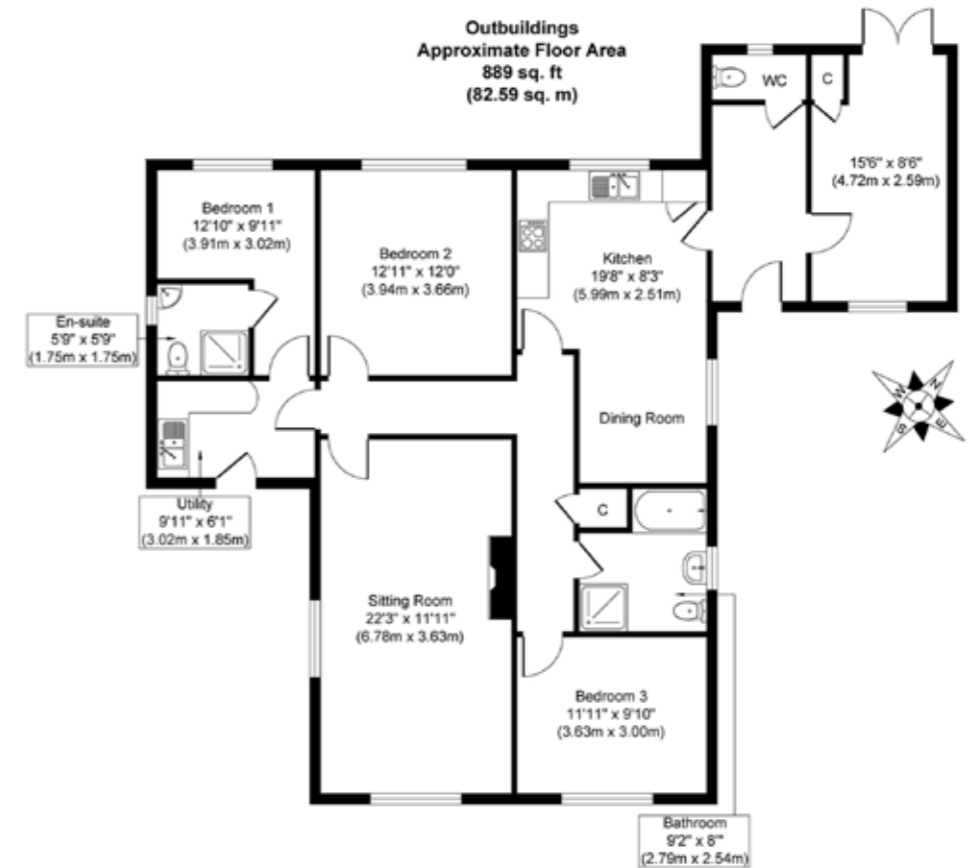
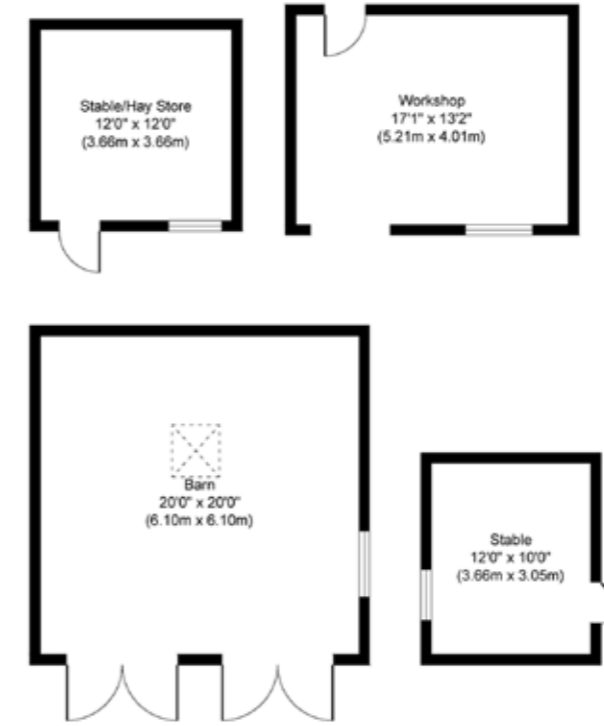


It's the outdoor space, however, which truly sets Horseshoe Farm apart. What was once bare land has now been transformed into a green oasis. A five-bar gate at the front ensures security, while the gravel drive offers ample parking for multiple vehicles. The expansive back field has seen a variety of uses, from hosting animals to becoming a mini woodland attracting a diverse range of wildlife. This tranquil and peaceful setting allows you to connect with nature and enjoy the serenity of country living.



With a small holders' license attached to the property, you'll have the opportunity to explore various agricultural pursuits on the 10.5 acres of land (stms). At Horseshoe Farm, you can embrace the rural setting, revel in a well-proportioned home, and seize the opportunity to nurture your smallholding dreams.





**First Floor**  
Approximate Floor Area  
1379 sq. ft  
(128.11 sq. m)

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

# Barroway Drove

IN NORFOLK  
IS THE PLACE TO CALL HOME



Nestled in the picturesque countryside, Barroway Drove offers a delightful escape from the hustle and bustle of

city life. Located near the charming town of Downham Market, this quaint village is a hidden gem with its serene surroundings and close proximity to a main train line.

The rural setting of Barroway Drove is a treat for nature lovers and those seeking tranquility. As you wander through the village, you'll be greeted by lush green fields, rolling hills, and meandering country lanes. The air is fresh and crisp, providing a welcome respite from a busy town or city. Nature enthusiasts will delight in the diverse wildlife that calls this area home, from birds chirping in the trees to rabbits frolicking in the meadows. Take a leisurely stroll along the village footpaths, where you'll discover hidden gems like picturesque ponds and ancient woodlands. The village also serves as a gateway to the Fens, a unique wetland

area known for its scenic beauty and rich biodiversity. Nature reserves and bird-watching spots are within easy reach, allowing you to immerse yourself in the natural wonders of the region.

Despite its rural charm, Barroway Drove enjoys excellent connectivity due to its proximity to a main train line. Located just a short distance from Downham Market, the village is well-connected to major cities like Cambridge and London.

Downham Market offers a delightful blend of old-world charm and modern amenities, with a range of independent shops, cafes, and restaurants lining its streets. The town's market, held weekly, is a hub of activity where locals and visitors can explore a variety of stalls offering fresh produce, crafts, and more. The town boasts several notable landmarks, most notably the magnificent Downham Market Clock Tower, an iconic symbol of the town. This impressive structure stands tall in the town centre, serving as a reminder of its rich heritage.



Note from the Vendor



“A favourite place nearby has been Hunstanton.”

THE VENDOR



## SERVICES CONNECTED

Mains water and electricity. Drainage to a septic tank. Oil fired central heating.

## COUNCIL TAX

Band C.

## ENERGY EFFICIENCY RATING

D. Ref:- 6600-2477-0322-8202-3573

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: ///witty.stubbed.skip

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# SOWERBYS



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