



THE STORY OF

# The Old Barn

*Wretton, Norfolk*

SOWERBYS



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# The Old Barn

Low Road, Wretton, Norfolk  
PE33 9QN

Five Bedrooms

Characterful Barn Style

Three Reception Rooms

Two Log Burners

Multi-Generational Living

Double Garage (with Service Pit)

Private Position

Village Location

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“It’s a rural and relaxed location. There are friendly neighbours and this has been a great family home.”

An unassuming private drive opens into a sweeping generous frontage with a central water feature where we are offered a first glimpse of the elegant and welcoming elevations which culminate into something of a blend between a Norfolk barn and Mediterranean farmhouse - secluded in an oasis of retreat.

A well-equipped kitchen/breakfast room, with an Aga oven, sits almost centrally creating a logical hub and the neighbouring conservatory is a clever expansion for day-to-day use as a place for everyone to congregate, or take a moment to pause with a coffee and watch the wildlife in the garden.

The home is naturally in two parts which have the potential to work either in harmony together, or with a degree of useful autonomy.



The dining room and sitting room brilliantly lend themselves to traditional use with period features including exposed beams and a fabulous feature fireplace - with log burner, offering warmth and cosiness to entertain and snuggle down in the evenings for a movie and glass of wine.

To the opposite end is an additional snug/family room which once again enjoys a feature log burner. This room is gently separated and lends itself to a number of uses. An extra spot for family members to escape the hubbub of the household perhaps a reading room cum study, or should there be a more permanent multi-generational living arrangement, this room could become a bedroom/living room in conjunction with the downstairs shower room.

“In the summer the conservatory is a favourite spot. You can enjoy the garden, the birds and the sun.”

Upstairs are five bedrooms, three of which are comfortable doubles and two single rooms, one good-sized and the other an ideal study. The principal suite is marvellous, with semi-vaulted ceilings, exposed timbers, a dressing area and shower room en-suite. The remaining rooms are all served by a family bathroom with separate bath and shower.











“A welcoming, spacious and warm home.”



Outside the garden has been divided into chapters, with each having carefully considered purpose.

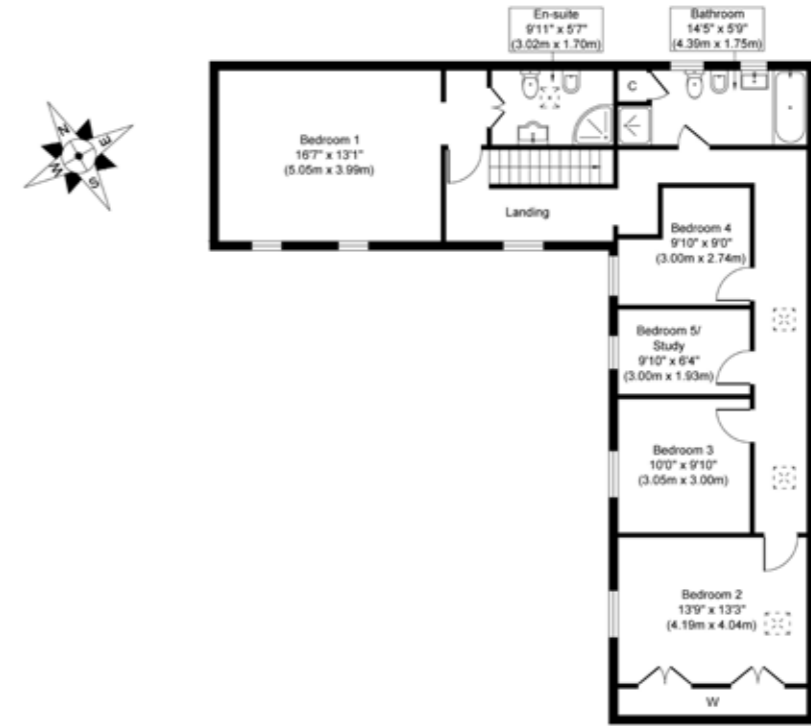
The main lawn has deep flower borders and provides a habitat for wildlife and nature to flourish through the seasons with plenty of colour, and it is a great space for entertaining, and stretching the legs with the children. Other areas of low maintenance include: a patio for alfresco dining, a storage area, outside seating, and a peaceful hideaway complete with a gorgeous bird bath water feature.

The double garage is an impressive space with its own upstairs, a useful space and one which could be packed with potential. Connected to the main house by a charming covered area, this may serve as a carport or further seating area to take shelter from the elements.

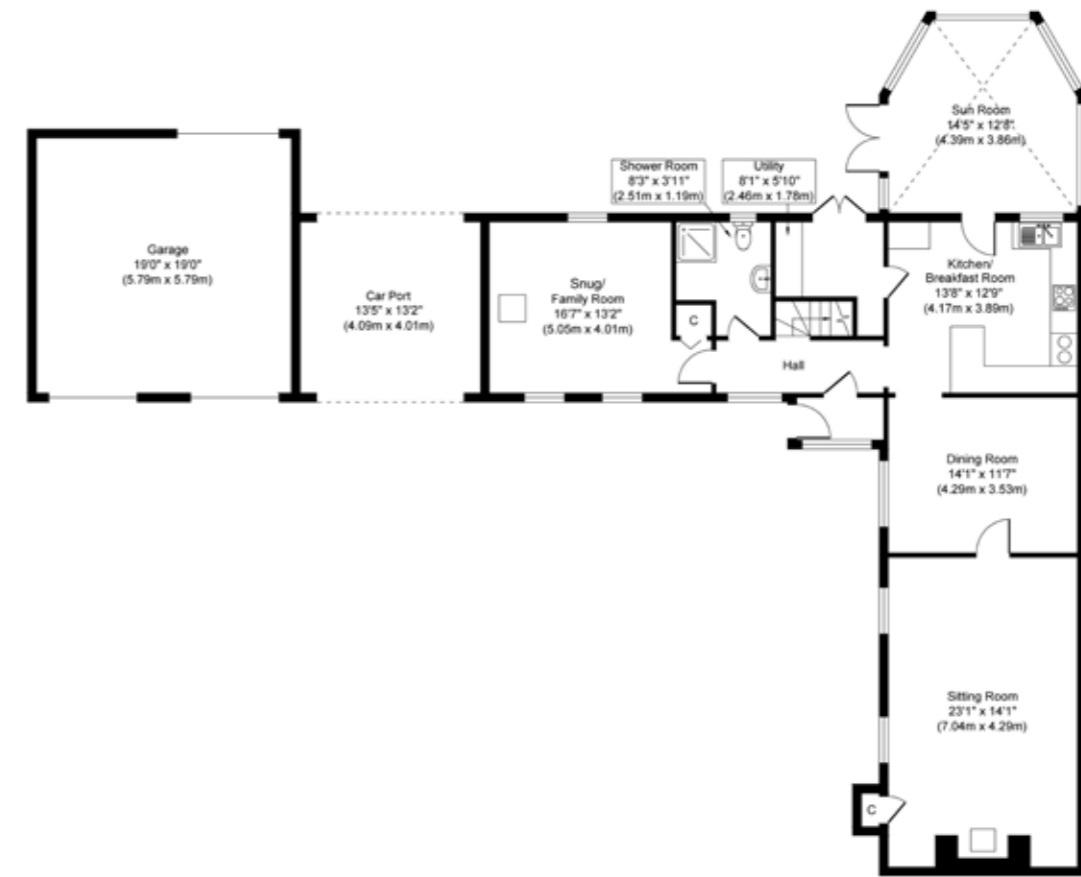
For 30 years the property has been a sanctuary for friends and family, a place to relax and feel the weight of the world lift from the shoulders or somewhere for everyone to gather for celebrations and special occasions throughout the year.

With a peaceful, friendly, up-and-coming community, easy access to local amenities and picturesque rural walks along the banks of the nearby waterways, there is an abundance of life and adventures to explore.





First Floor  
Approximate Floor Area  
1056 sq. ft  
(98.10 sq. m)



Ground Floor  
Approximate Floor Area  
1823 sq. ft  
(169.36 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.

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ALL THE REASONS



# Wretton

IN NORFOLK  
IS THE PLACE TO CALL HOME



A popular destination for walkers, cyclists, and birdwatchers, life in Wretton feels like you are truly part of the countryside.

Wretton is a small village situated near to the River Nar and is approximately fourteen miles south of King's Lynn and eight miles east of Downham Market.

Wretton has a long history dating back to the Domesday Book, when it was recorded as being a small settlement with a population of around 50 people, which has more than 1,000 today. The village was granted a market charter in 1274, and it remained an important trading centre for the surrounding area until the 19th century.

In addition to walking and cycling, there are also a number of wildlife habitats in the surrounding area, including Wretton Fen, which is a Site of Special Scientific Interest.

Eight miles from the village is Shouldham, where walks are aplenty and the Shouldham Warren offers a splendid forest to while away a summer's afternoon - before you can retire for a drink at the popular community owned King's Arms pub.

Downham Market is within easy reach of Wretton. It is a popular destination for shoppers, as it has a number of shops, supermarkets and - as its name suggests - markets. With a main-line train service running to London, and King's Lynn in the other direction, it's a great location for commuters.



Note from the Vendor



Downham Market has a main-line train running hourly services to London King's Cross.

“Life feels less rushed here, but it’s an easy commute to London for something busier.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity and drainage. Oil fired central heating.  
Solar panels. Recently installed boiler/Hive system.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

E. Ref:- 2168-7011-7226-5888-9980

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: ///margin.hillsides.headstone

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# SOWERBYS



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