



THE STORY OF

# 4 Manor Farm Barns

*Brancaster, Norfolk*

SOWERBYS

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Main Road, Brancaster, Norfolk  
PE31 8GG

Five Bedroom Suites

More Than 3,000 sq. ft.

Sleeps 12

Covered Outdoor Eating Area and Kitchen

Close to all Village Amenities

Enclosed Garden

40 Foot Open-Plan Living Room

Cart Shed

Successful Holiday Let

Planning Permission to Turn the Carport to  
a Study/Gym, and to Close in the Outdoor  
Area and Connect it to the House

**SOWERBYS BURNHAM MARKET OFFICE**  
01328 730340  
burnham@sowerbys.com



“This is a substantial and beautifully finished home which can be a great sociable space with its open-plan living.”

Tucked away behind its gated and walled garden, 4 Manor Farm Barns is a substantial and beautifully finished five bedroom barn conversion.

Although there are five sets of doors to this property, it is most practically entered from the eastern end and straight into the entrance hall, with a boot room on one side and large utility room on the other.

You are then naturally drawn towards the centre of this property and into what can only be described as the enormous living space. Measuring 40 feet in length, this open-plan living room encompasses a sleek and stylish kitchen area with

its sociable and informal breakfast bar, perfectly balancing the dining area which can comfortably seat you and your 11 guests.

In the centre is a contemporary wood, glass and steel staircase which unobtrusively - but naturally - separates the eating and dining area from the socialising and relaxing part of the room.

There are two sets of french doors as well as bi-folding doors leading off this room so, come the summer time, these can all provide free-flowing living spaces, as well as allowing that sea breeze to cool the rooms.





Beyond this is the ground floor bedroom suite, a room specifically designed for the younger members of the family and one which cannot fail to put a smile on your face. Much like a ship's cabin, along one side are three built-in bunks with portholes linking all three and with a large screen TV on the opposite wall. This is a room where the children can really enjoy themselves and you can sense the giggles and laughter which this room has witnessed.



Upstairs and leading off the glass bannister landing are four double bedroom suites. With a holiday house which can accommodate more than one family, if you are the last to arrive you are usually left with the smallest bedroom, but not so here. All four bedrooms are large double rooms and all with large en-suites so nobody will ever feel they have lost out.







Outside and immediately off the entrance hall is the covered outdoor entertaining space which British summer weather cannot spoil. An outdoor kitchen, pizza oven, down heaters and plenty of space means everyone can enjoy a warm summer's evening around the table - or perhaps a family table tennis tournament.

The garden is very private and completely enclosed so ideal for both two and four-legged little ones to play safely. The double cart shed has an open side and garaged meaning its perfect for boat, paddleboards and bicycle storage, with plenty of paved and gated off-street parking too.

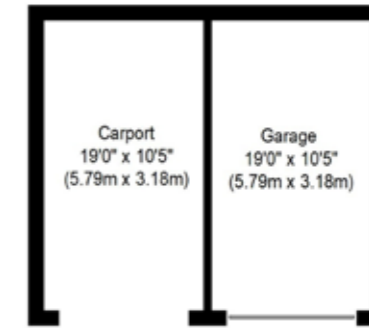
There is further scope for the future potential of the property, too. The current owners have been granted planning permission for the addition of a roof-light to main dwelling, conversion of carport to gym/hobby room, extension of gazebo to connect to dwelling and erection of a garden wall.

Manor Farm Barns were converted by the locally renowned and award-winning company Langton Homes, a family firm synonymous with both quality and perfection. Number Four was their own property, finished to the highest specification, and is the perfect holiday home and place to make family memories.



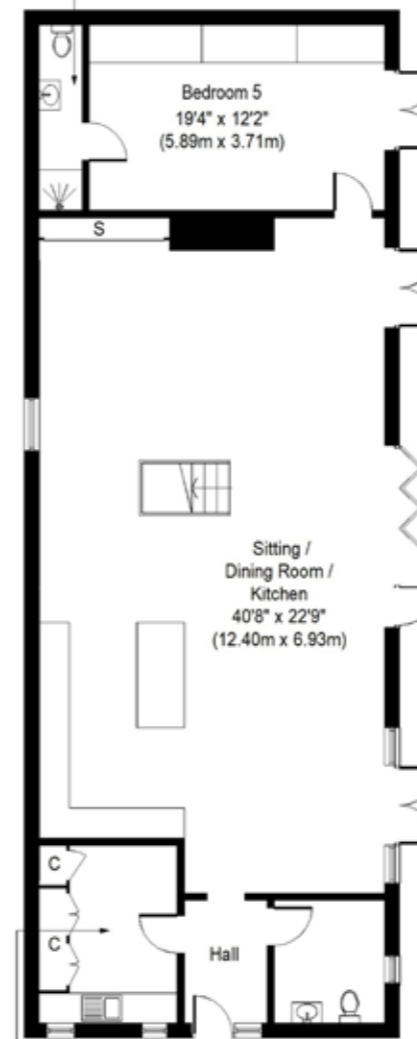


**Outbuilding**  
Approximate Floor Area  
319 Sq. ft.  
(29.6 Sq. m.)  
(Not Shown in Actual Location / Orientation)



**Garage**  
Approximate Floor Area  
409 Sq. ft.  
(38.0 Sq. m.)  
(Not Shown in Actual Location / Orientation)

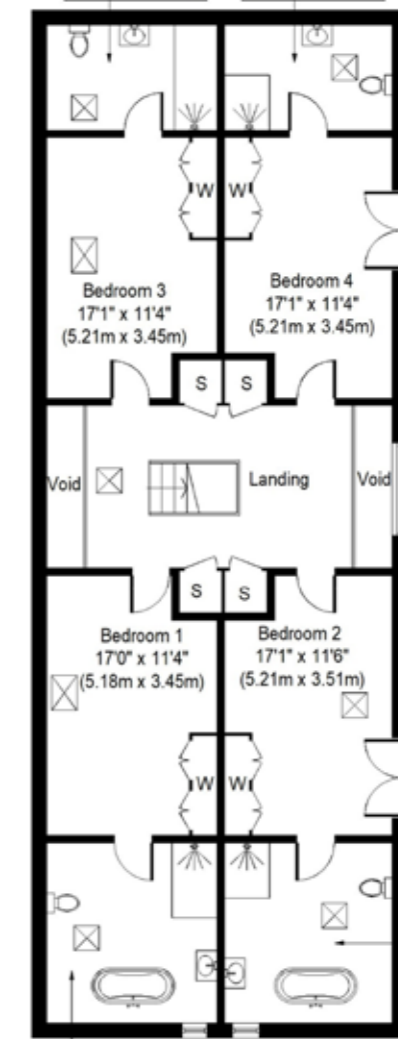
Shower Room  
12'2" x 3'6"  
(3.71m x 1.07m)



**Ground Floor**  
Approximate Floor Area  
1482 Sq. ft.  
(137.7 Sq. m.)

Shower Room  
11'4" x 6'4"  
(3.45m x 1.93m)

Shower Room  
10'8" x 6'10"  
(3.25m x 2.08m)



**First Floor**  
Approximate Floor Area  
(Excluding Void)  
1421 Sq. ft.  
(132.0 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



# Brancaster

IN NORFOLK  
IS THE PLACE TO CALL HOME



Situated within an Area of Outstanding Natural Beauty, it's easy to see why Brancaster is one of the most sought after villages on the north Norfolk coast with its heritage coastline and fine sandy beaches.

It's a lively village all year round, popular for sailing and watersports, and with a thriving fishing community. Justly famous for its mussels, seafood from Brancaster can be found in many of the local shops and restaurants, as well as much further afield. The village has a very good public house, The Ship, and there is also a village hall, a shop and a club, and for its young residents, a primary school and play area. The Royal West Norfolk Golf Club is at Brancaster with its fine links course which overlooks the stunning, sandy beach.

Brancaster Beach is home to the shipwreck of the SS Vina, visible from the coast. Built

in 1894 she spent her working life travelling the Baltic Trade routes before she was requisitioned for the war effort in 1940, when she was used as target practice by the RAF prior to the Normandy landing. On the outskirts of the village is the site of a Roman fort, Branodunum, one of 11 forts built along the south and east coasts to control shipping and trade in the 3rd century. Nearby Barrow Common is also wonderful to explore, with superb walks, a diverse range of plants and wildlife, and fantastic elevated views of the coast.

Burnham Market is about 4 miles away with its wide range of interesting shops, boutiques and restaurants, and for supermarkets and other amenities, Hunstanton and Wells-next-the-Sea are both within 20 minutes' drive. For when you don't want to drive, the regular Coastliner bus will take you to King's Lynn in the west, and along the coast eastwards to Wells-next-the-Sea, perfect for a day of exploring!



Note from Sowerbys



“From here you can enjoy the best of the village.”

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### SERVICES CONNECTED

Mains water, electricity and drainage.

### COUNCIL TAX

Band to be confirmed.

### ENERGY EFFICIENCY RATING

C. Ref:- 0116-2829-7368-9621-4121

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: ///bookmark.indulgent.pulps

### AGENT'S NOTE

For further information on the planning permission, please visit the planning applications department of the Borough Council of King's Lynn & West Norfolk.

Reference: 20/00824/F

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# SOWERBYS



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