



THE STORY OF

Hideaway Barn

East Rudham, Norfolk

SOWERBYS

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Hideaway Barn

East Rudham, Norfolk,
PE31 8SU

Unique Detached Property

Three Bedrooms

Large Reception Room

Enclosed Garden and Courtyard

Potential to Modernise

Ample Parking

Gated Entrance

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“... lush surroundings adorned with shrubs, trees and hedging...”

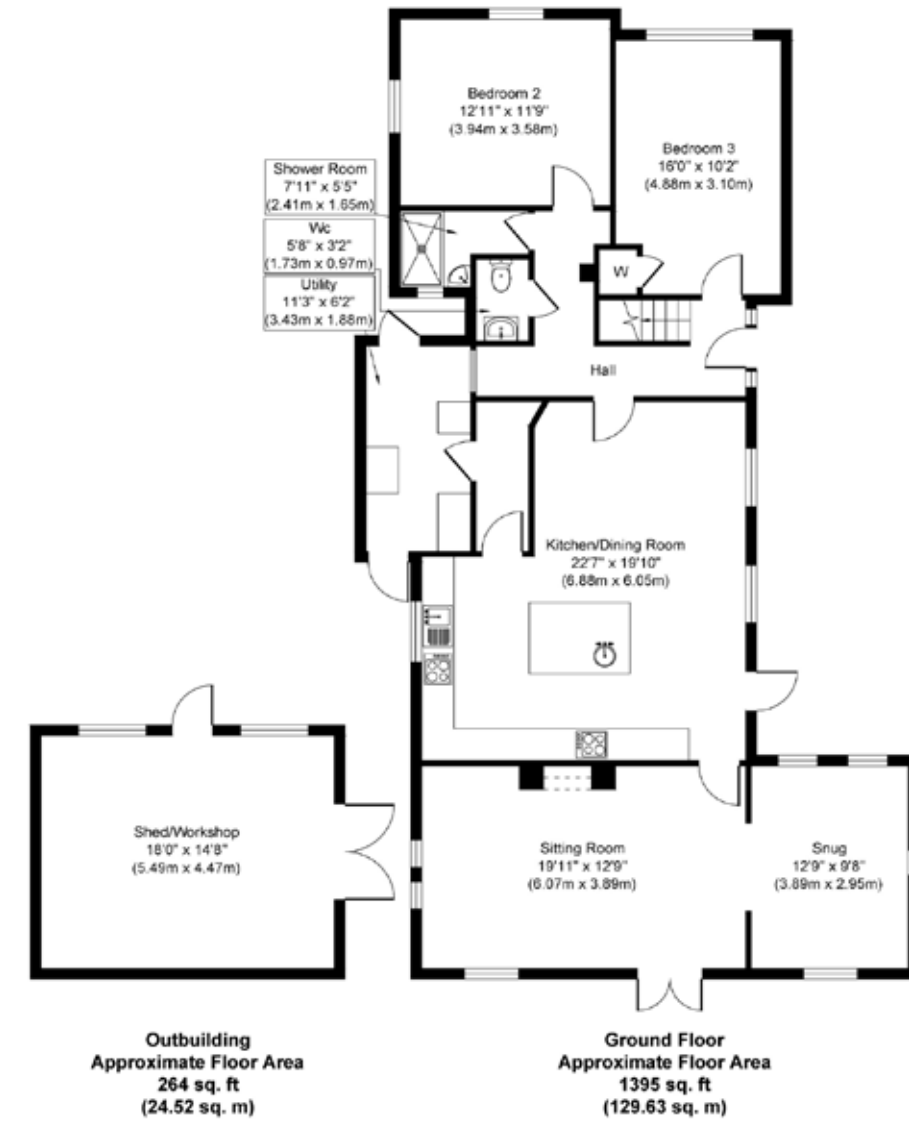
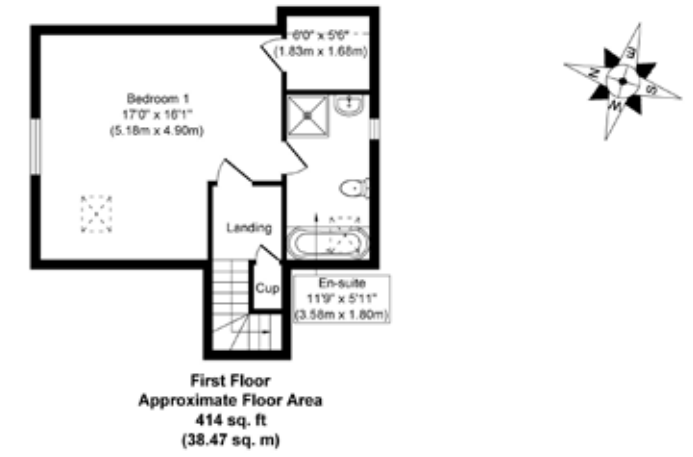
Nestled discreetly away from the main road, Hideaway Barn is a true gem that has been thoughtfully adorned throughout its space. Seamlessly blending modern comforts with timeless period elements, this property offers a harmonious fusion of old-world charm and contemporary living.

Upon entering the ground floor, you'll be welcomed by a generously sized sitting room and a cosy snug, both exuding an inviting ambiance. The lower level also boasts two spacious bedrooms and a convenient shower room. The kitchen, positioned at the heart of the home, serves as a central hub. Adorned with a

central island and a traditional Aga stove, it not only caters to culinary enthusiast but also provides an ideal setting for more formal dining occasions. Adjacent to the kitchen, a capacious utility room stands ready to accommodate your storage needs.

Venturing to the upper floor, the primary bedroom takes centre stage, accompanied by an en-suite bathroom that introduces an element of indulgence. Throughout the property, abundant space and natural light characterise each room, offering potential for flexible arrangement and design.





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.

Approaching the property through its gated entrance, you're met with a sense of exclusivity and privacy. The thoughtfully landscaped gardens, mature and carefully designed, envelop Hideaway Barn within a tranquil sanctuary that will delight gardening enthusiasts.

An enclosed plot ensures seclusion, while the courtyard, conveniently positioned adjacent to the kitchen, beckons you to savour al fresco dining. The lush surroundings, adorned with shrubs, trees, and hedging, frame the mostly lawn expanse. A substantial outbuilding on the premises presents an excellent opportunity for a workshop or additional functional space, enhancing the property's allure.



ALL THE REASONS



East Rudham

IN NORFOLK
IS THE PLACE TO CALL HOME



An historic conservation village, East Rudham is near the market towns of Fakenham and King's Lynn.

list. While sandy beaches are just ten miles away, the market town is perfectly positioned halfway between King's Lynn and Norwich with easy reach to Holt and Swaffham, making for an easy commute.

The village was built around a central green with many period properties.

It has a village hall/social club with sporting facilities, a coffee shop which serves pizza on certain evenings, pubs, a thriving primary school and a vet.

A mobile postal van operates Monday to Friday and a general store is due to open soon.

There are good secondary schools at Fakenham and King's Lynn. The north Norfolk coast is a short drive away.

Coast or country? If your heart is set on the gentle bustle of a market town, but within easy reach of the sea, Fakenham is top of the

Out of working hours, there's plenty to keep you entertained including the thriving independent Central Cinema, a perennial favourite with locals. Enjoy a fun glass-blowing session with the kids at Langham Glass, reconnect with nature at Pensthorpe or blow the cobwebs with a walk at nearby Sculthorpe Moor.

For something fancier, dress up to the nines and enjoy a day out and a flutter at Fakenham Racecourse, or team up with your playing pals for a round at Fakenham Golf Club, set in and around the racecourse. And Thursford is just four miles away with its magnificent collection of steam engines and organs – a visit to its Christmas spectacular gives a West End theatre excursion a run for its money.



Note from Sowerbys



Hideaway Barn, Snug.

“This home has an inviting feeling throughout.”

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SERVICES CONNECTED

Mains water, electric and drainage. Oil fired central heating.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

C. Ref:- 2648-7059-7297-2714-2944

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: //slacker.shepherds.homeward

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