



THE STORY OF

3 Broomsthorpe Barns

Broomsthorpe, Norfolk

SOWERBYS



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Coxford Road, Broomsthorpe,
Norfolk, PE31 6TQ



- Beautifully Designed Barn Conversion
- A Perfect Blend of Character and Contemporary
- Open-Plan Living Area with Aga Range Cooker
- Separate Reception Room
- Wine Cellar and Spacious Utility Room
- Principal Bedroom Including Generous Luxury En-Suite
- Guest Bedroom and En-Suite
- Two Further Bedrooms Served by Family Bathroom
- Beautifully Landscaped Gardens
- Ample Parking, Garage and Carport



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“It’s now the perfect family entertaining space, and yet nothing in its rural location has changed.”

Travelling through the Norfolk countryside on peaceful and quiet lanes lying secluded, it is here you will find this stunning barn conversion.

Our sellers bought the barn with planning permission to convert into two, three bedroom barns. However, they decided to use all of the space and create one bespoke home, perfectly fulfilling all of their needs, entertaining and family being at the very heart of what they love most. Whilst the open-plan living area is a triumph for kitchen, dining and sitting

space, from the contemporary floor to ceiling glass, to the crowning glory of the intricate vaulted and beamed ceiling, it is made homely by its wood-burning stove and Aga range cooker. The thought that was given to the chimney breast is another nod to the attention to detail our vendors have included.

With entertaining at the forefront of family living, the utility room is vast and the wine cellar is perfect for the enthusiasts.







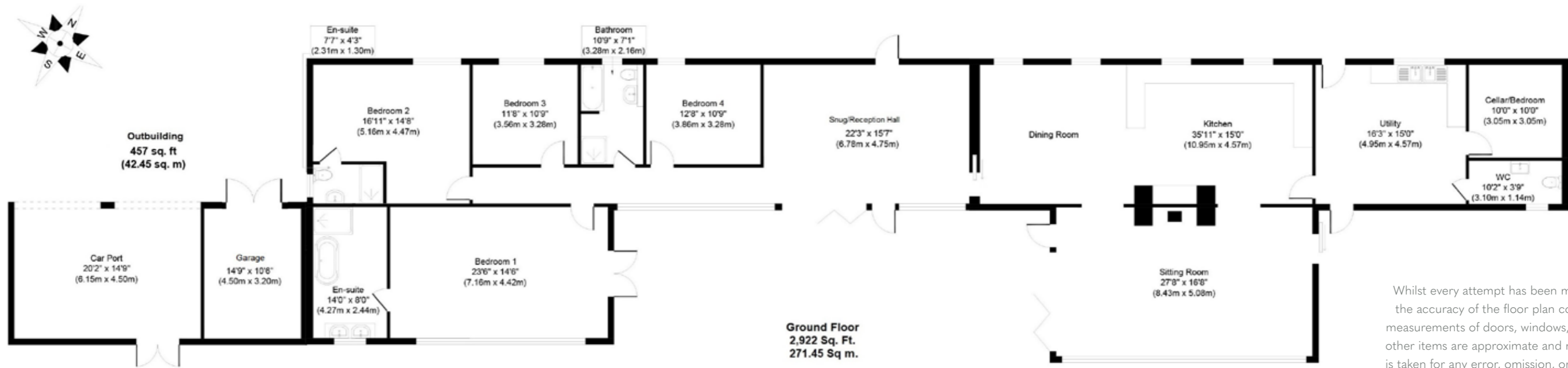


The barn is delightfully divided into living and sleeping space and the floor to ceiling glazing complements the principal suite in the same way as it does the living area. On those balmy nights when sleep just cannot be sought, an opening of the doors onto the sofas on the patio, marvel in the amazing stargazing and find solace under the vast Norfolk sky.

For those buyers looking to work remotely the accommodation can be used for study space, in peace and quiet. For multi-generations there is so much space to spread yourselves out, both inside and out. Much thought has gone into the design of this conversion and the garden has been beautifully landscaped, from its pleached trees and orchard, to its patio areas and its recently constructed metal fencing.

With its views over meadows as far as the eye can see, this home has to be viewed to fully appreciate how immersed our sellers have been in its creation and how much they have loved seeing their ideas come to life. They are ready to begin their next project, which means a new custodian is to be found, someone who is looking for the perfect country retreat where sanctuary awaits...





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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“The views over meadows to the rear are just beautiful...”

ALL THE REASONS



Broomsthorpe

IN NORFOLK
IS THE PLACE TO CALL HOME



Just off the A148, the small hamlet of Broomsthorpe enjoys an idyllic countryside setting, whilst having great transport links

to Fakenham and King's Lynn. The best of town and country living. It's only a short drive from the north Norfolk coast and you can have your toes in the sea in about 20 minutes!

There's a fabulous local deli, a village shop and a pub nearby, in East Rudham, and Syderstone has a village hall and a primary school. Fakenham, with a much wider variety of shops and facilities, is about 6 miles away.

Main line trains to London Kings Cross run from King's Lynn. Golf courses are found at Brancaster, Hunstanton and Fakenham.

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!

Make time to explore the Fakenham Lancaster Heritage Trail, a series of 32 plaques which bring the town's industrial past to life. Originally a vibrant agricultural centre, during the 19th century Fakenham rose to prominence as a major centre for printing – spot the printing blocks which have been set in the surface of the market place and date back to 1250. The stallholders still set out their wares every Thursday with a farmers' market on the last Saturday of the month.

Foodies are spoilt for choice with locally farmed meat, produce and award winning Mrs Temple's cheese available to fill your pantry at nearby Walsingham Farm Shops. Save the washing up and dine out at The Ostrich Inn, which has been serving locals since 1841, or indulge at Sculthorpe Mill, which was awarded a Michelin Bib Gourmand in 2022, on the edge of town.

A brilliant location, exquisite properties waiting to be rediscovered and a growing band of entrepreneurial businesses, Fakenham is enjoying a renaissance and offers a superb place to call home.

Note from Sowerbys



“The barn offers space, a large garden, and the opportunity to spend plenty of time outdoors...”

SOWERBYS



SERVICES CONNECTED

Mains electricity. Private water supply. Oil fired central heating.

COUNCIL TAX

Band G.

ENERGY EFFICIENCY RATING

D. Ref:- 0857-3858-7416-9106-3445

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: ///flashing.boot.candidate

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SOWERBYS



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