



THE STORY OF

# Dovecote Barn

*Eastmoor, Norfolk*

**SOWERBYS**





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# Dovecote Barn

3 Manor Farm Barns, Eastmoor Road,  
Eastmoor, PE33 9PZ

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Characterful Barn Conversion

Two Acre Paddock (STMS) with Equestrian Facilities

Shaker Style Kitchen/Breakfast Room  
and French Doors to Rear Garden

Open-Plan Dining Area and Family Room

Inglenook Style Fireplace

Four Double Bedrooms, with One on the Ground Floor

High Ceilings, Exposed Brickwork and Original Beams

En-Suite to Principal Bedroom and  
Double Height Vaulted Ceiling

Double Garage and Secure Off-Road Parking

Peaceful and Quiet Location within  
Easy Reach of a Train Station

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SOWERBYS KING'S LYNN OFFICE

01553 766741

[kingslynn@sowerbys.com](mailto:kingslynn@sowerbys.com)





“Once the grain store for Eastmoor Manor, Dovecote Barn is now a wonderful family home offering a rich outdoor lifestyle...”

Dovecote Barn, initially a grain storage barn for Eastmoor Manor, has been transformed into a fantastic family home with a rich outdoor lifestyle. Despite being a downsize for our sellers, the property fulfilled long-held ambitions, providing a perfect space for horses in the back field and convenient access to bridleways.

Nestled in a picturesque setting with a private drive and charming chalk exterior, Dovecote Barn exudes a timeless quality blended with modern features. Inside, the barn reveals open, bright spaces adorned with original details like exposed beams and brickwork.

The heart of the home is the kitchen/breakfast room, showcasing a stunning shaker-style kitchen with ample worksurfaces. French doors connect seamlessly to the rear garden, creating an ideal gathering space for family and friends throughout the year.

The central part of the barn is cleverly divided by a staircase, featuring a formal dining room on one side for larger gatherings and a cosy sitting area on the other, complete with an inglenook fireplace.











Dovecote Barn also boasts a ground floor bedroom with an adjacent bathroom, perfect for guests or a home office setup. Moving upstairs, three double bedrooms, all offering breathtaking views, and a family bathroom await. The principal bedroom, with its en-suite and vaulted ceiling, adds a touch of grandeur to this charming family home.





Outside, the property impresses with a private drive leading to a double garage and secure off-road parking. The courtyard, bathed in the evening sun, has been a cherished space over the years.

“Our favourite view is from the summerhouse across the paddocks...”

Experience the perfect blend of rustic charm and modern comforts at Dovecote Barn, where every detail, both indoors and outdoors, contributes to a truly enchanting family home.



“The location is perfect; close to the station and the coast, rural but not remote, and in a friendly community...”





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

# Eastmoor

IN NORFOLK  
IS THE PLACE TO CALL HOME



Nestled in the heart of the Norfolk countryside, Eastmoor is a rural idyll, around ten miles east of

Downham Market. Surrounded by charming villages which exude timeless appeal, it's a serene escape from the modern world.

One of Norfolk's oldest market towns, Downham Market can be traced back to Saxon times. The town has a good range of shops and a busy market on Fridays and Saturdays as well as a range of schools and nurseries including a college. There are many attractive houses and buildings and an unusual gothic black and white town clock.

There is a mainline railway station with fast direct trains to Cambridge (39 minutes) and London King's Cross (1 hour and 35 minutes). It is an ideal place for walking or cycling and the peaceful waterways are excellent for boating and fishing.

Nearby at Welney is the famous Wildfowl and Wetlands Trust nature reserve, which is very popular with birdwatchers. In November the Festival of Swans is held where visitors can observe the over-wintering swans.



Note from the Vendor



View across paddocks to the rear

"It's a cosy, yet spacious, home - with wonderful views!"

THE VENDOR



## SERVICES CONNECTED

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

## COUNCIL TAX

Band E.

## ENERGY EFFICIENCY RATING

D. Ref:- 2534-5522-9300-0216-4206

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: ///firelight.warns.signified

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# SOWERBYS



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