



2 Shaw Farm Barn

Sedgeford, Norfolk

SOWERBYS



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THE STORY OF

2 Shaw Farm Barn

Ringstead Road, Sedgeford, Norfolk
PE36 5NQ

Character Barn Conversion

Countryside Location with Stunning Views

Easy Access to Beautiful Coastline, Train Line and Eateries

Substantial in Size at More Than 4,500 sq. ft.

Flexible Multi-Generational Living

Five Bedrooms and Four Bathrooms

Two Balconies

Underfloor Heating and Sonos Sound System

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“There have been too many favourite spots within our home to list them, this has been a captivating place to live.”

Nestled within the enchanting Norfolk countryside, 2 Shaw Farm Barn beckons those seeking a tranquil escape amidst a backdrop of captivating history and natural splendour.

Once a humble agricultural structure within the esteemed Wethered Manor Farm of Sedgeford, this barn underwent a stunning metamorphosis in 2002.

Today, it stands as a testament to the harmonious fusion of contemporary luxury and the timeless allure of its rustic origins.

This work was in collaboration with numerous local tradespeople, guided by the architectural vision of Robert Lloyd in Roughton, adding a touch of community spirit to the project.

Approaching the property, one is greeted by private gates and a serene gravel drive, fostering an aura of exclusivity and seclusion.

Surrounded by the sweeping vistas of Norfolk's picturesque landscapes, one cannot help but feel transported to a realm of tranquillity and refinement.





Step inside, and you'll find yourself immersed in a world where history and opulence intertwine seamlessly. Crafted with meticulous attention to detail by local artisans and visionary designers, this home offers an unparalleled opportunity to bask in the splendour of the region's expansive skies and rich heritage.

Enter through the formal entrance, where an inviting and spacious living room awaits, filled with natural light and adorned with a charming Clearview fireplace as the focus in the vast space. Serving as the focal point of the residence, this fireplace exudes a cosy warmth that permeates throughout the spacious interior.

With its exposed brick accents and central location, the fireplace becomes the heart of the home, radiating warmth and inviting occupants to gather around, whether to curl up with a favourite book or simply unwind to the soothing melodies of music or the sounds of nature. Here, amidst the crackling fire and the symphony of birdsong, one can truly savour the comforts of country living.

Transformed from a humble farm machinery storage space, 2 Shaw Farm Barn now boasts a captivating mezzanine level, accessible via a bespoke wooden staircase, adding depth and character to its open-plan design.



The heart of the home lies within the meticulously crafted kitchen, where form meets function seamlessly.

Here, a practical granite-topped island stands as a testament to both style and practicality, offering ample space for culinary endeavours and fostering family engagement. The inviting ambiance is also the perfect place to encourage socialising and connection.

Adjacent to the kitchen, a spacious reception room awaits, thoughtfully outfitted with a Sonos Sound System to enhance moments of relaxation and conviviality. This versatile space has evolved over the years to accommodate a myriad of purposes, from dining and childcare to leisure and productivity.

As you explore the residence, you'll encounter a delightful blend of rustic charm and contemporary comforts, bridging the gap between its agricultural heritage and modern sophistication.

After a leisurely stroll through the nearby countryside, the convenient boot room, and attached WC, provide a practical yet stylish entry point which ensures muddy boots and coats remain discreetly tucked away from the main living areas.





The downstairs sleeping quarters in the lower barn seamlessly continue the inviting atmosphere found throughout the rest of the home.

Beyond the cosy snug, a corridor leads to a family bathroom and three generously sized bedrooms. One of these bedrooms offers courtyard access and its own en-suite, providing both comfort and convenience.

With vaulted ceilings and exposed beams, this tranquil area invites relaxation and rejuvenation. Its versatility lends itself to serving as a separate annexe for guests or as a potential holiday let, pending the necessary planning approvals.

Ascending to the upper level via the characterful staircase, you'll appreciate the charm it adds to the barn's ambiance. The robustness of the beautiful oak staircase echoes the authenticity and longevity of the materials chosen for this home's construction. This deliberate choice speaks volumes about the commitment to quality and timeless design embodied throughout the property.

The mezzanine landing offers picturesque views over the living room, enhancing the sense of luxury within this converted space.

Natural light floods the first floor, thanks to the expansive floor to ceiling windows that are strategically positioned to optimise brightness and spaciousness.

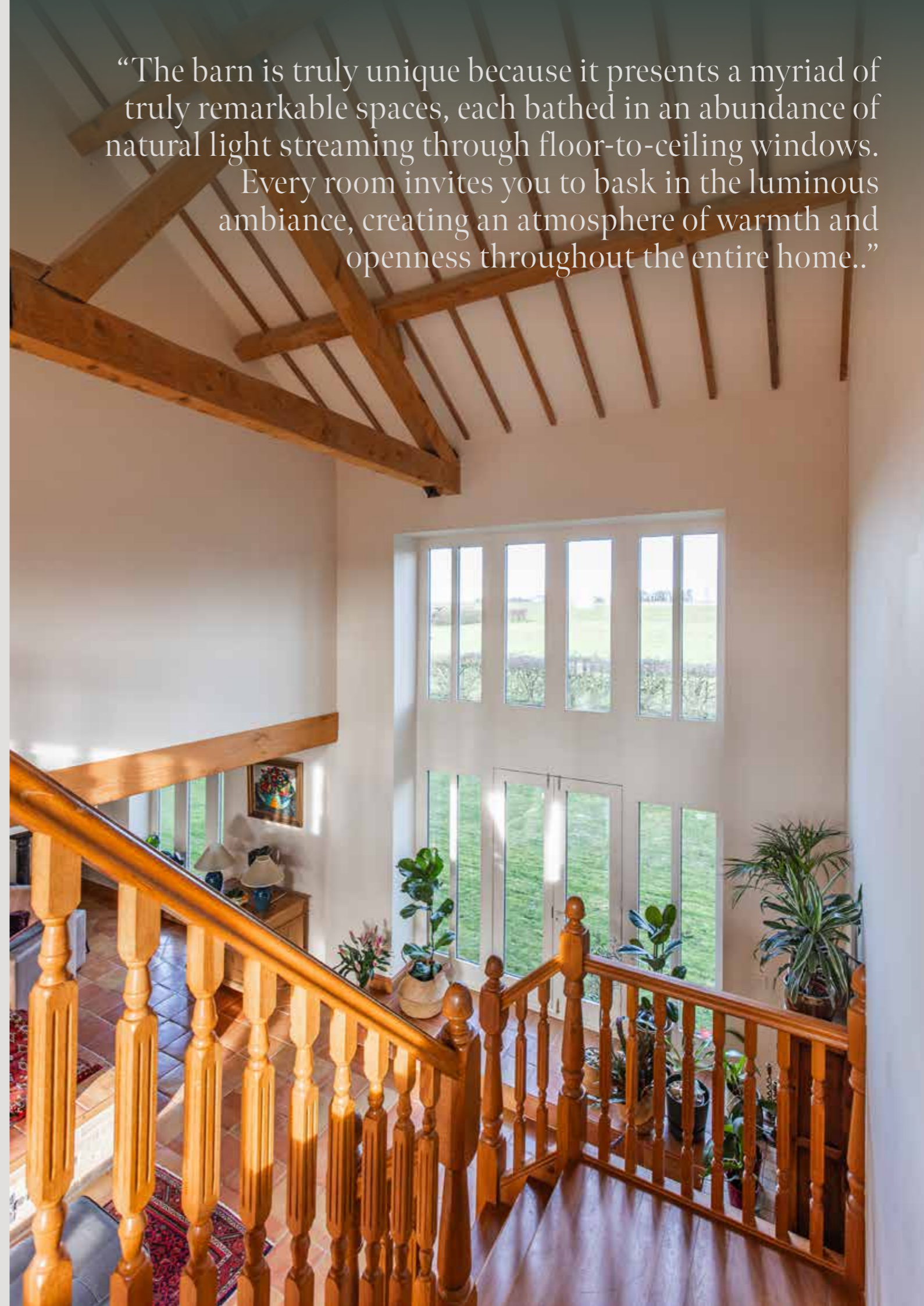
Both upstairs bedrooms boast en-suite bathrooms and balconies. The expansive dressing room, which doubles as a spacious home office, create a haven of comfort and productivity.

Picture yourself on the full-width balcony, savouring a morning coffee as the sun rises on the surrounding fields.





“The barn is truly unique because it presents a myriad of truly remarkable spaces, each bathed in an abundance of natural light streaming through floor-to-ceiling windows. Every room invites you to bask in the luminous ambiance, creating an atmosphere of warmth and openness throughout the entire home..”



Nestled within meticulously landscaped grounds, 2 Shaw Farm Barns caters to diverse needs, providing a harmonious blend of functionality and beauty.

The landscape surrounding the barn has been carefully curated to serve as a welcoming habitat for local wildlife, provide safe play areas for children, and entertain guests.

From the enclosed patio adorned with wisteria and grape vines to the practical gravel parking area accommodating multiple vehicles, every detail has been thoughtfully considered.

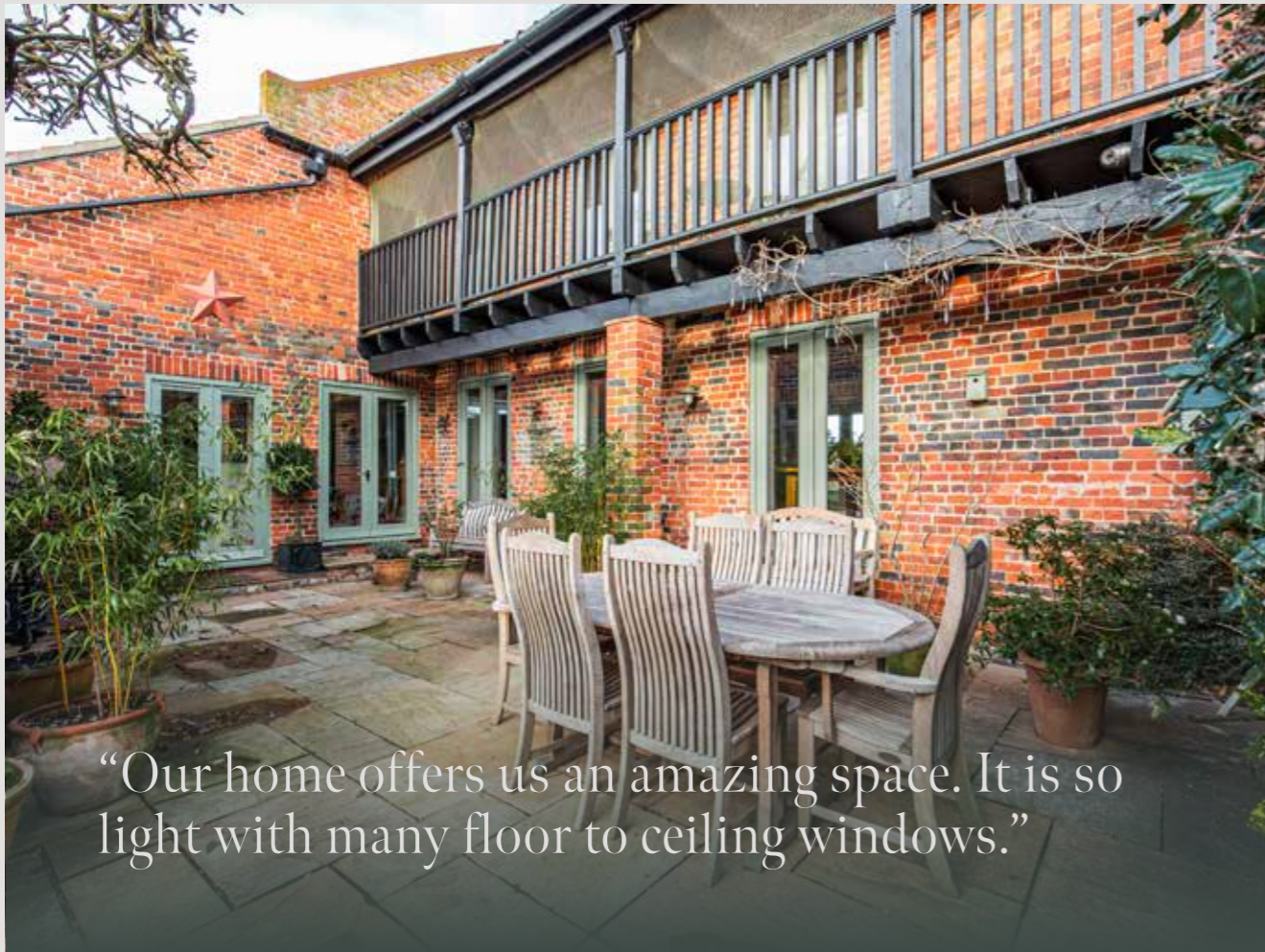
For boating enthusiasts, a separate boat park awaits, secured by an ornate iron gate adorned with charming depictions of geese - a nod to the area's natural heritage.

Additionally, a detached brick outbuilding offers both garage space and a workshop, further enhancing the property's appeal.

The barn's traditional horseshoe design, which is a nod to its agricultural past, captured our clients' hearts from the outset, offering two distinct living spaces which effortlessly accommodate both family life and guest retreats.

With its quintessential countryside charm and modern comforts, 2 Shaw Farm Barn invites you to embrace a lifestyle of serenity.





“Our home offers us an amazing space. It is so light with many floor to ceiling windows.”



First Floor
Approximate Floor Area
1,130 sq. ft.
(105.20 sq. m)



Ground Floor
Approximate Floor Area
2,654 sq. ft.
(247.17 sq. m)



Outbuilding
Approximate Floor Area
704 sq. ft.
(65.40 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

Sedgeford

IN NORFOLK
IS THE PLACE TO CALL HOME



A popular conservation village, Sedgeford is just 2.5 miles inland from the thriving village of

Heacham with its wide range of shops and facilities. Sedgeford is home to the SHARP (the Sedgeford Historical Archaeological Research Project), a long term, independently run archaeological project, one of the largest projects in Britain and is firmly rooted in the local community. Peddars Way also runs through Sedgeford to Thornham and is a 15 km trail full of history and tradition. Additionally, on the cusp of Sedgeford and between Snettisham and Heacham is the Wild Ken Hill project, a project to restore nature, fight climate change and grow healthy food across a coastal farm in West Norfolk. There's

also the King William IV Country Inn and Restaurant, which serves traditional ales and good pub food.

King's Lynn is 15 miles away with its many amenities including schools, shopping and leisure facilities. At King's Lynn there is a mainline train service via Cambridge to London Kings Cross - approx. 1hr 40mins. The Sandringham Estate is close, with the House, gardens and attractive walks through the woods.

The North West Norfolk coastline is within a short drive, with beautiful, long sandy beaches, and for golfing enthusiasts there is the King's Lynn Golf Club and the challenging links courses of Hunstanton and The Royal West Norfolk Golf Club at Brancaster.



Note from the Vendor



A range of local eateries can appeal to a range of tastes, including Thornham Deli.

“We’ve loved exploring the beaches and then enjoying the range of food at Thornham, there’s so many great options.”

THE VENDOR



SERVICES CONNECTED

Mains water and electricity. Private drainage. Oil fired central heating.

COUNCIL TAX

Band G.

ENERGY EFFICIENCY RATING

D. Ref:- 0350-2522-5180-2292-8961

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

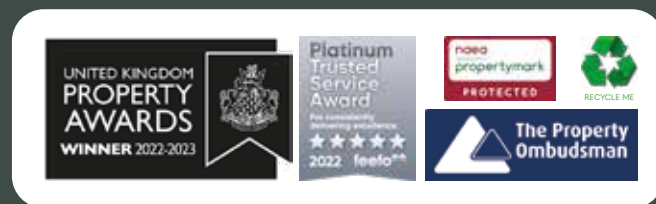
What3words: ///tunnel.lingering.cherished

AGENT'S NOTE

The neighbouring field may be rented, subject to application for a license for a horse to graze.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

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