



THE STORY OF

# 3 Marshland Barns

*Titchwell, Norfolk*

**SOWERBYS**





S

THE STORY OF

# 3 Marshland Barns

Titchwell, Norfolk  
PE31 8ED

Stunning Barn Conversion  
Four Double Bedroom Suites  
30 Ft Kitchen Dining Room  
Enclosed Private Garden  
Over 3,000 Sq. Ft  
Double Garage  
Prime Coastal Location  
Successful Holiday Let

SOWERBYS BURNHAM MARKET OFFICE  
01328 730340  
burnham@sowerbys.com





“The stylish kitchen complements the space perfectly...”

3 Marshland, boasting just over 3,000 sq. ft., stands as an impressive property meticulously converted and arranged to offer expansive, sociable living areas and comfortably spacious bedrooms.

The property’s L-shaped layout divides the ground floor into a living space on one side and half of the accommodation on the other. The kitchen/dining room, spanning nearly 30 ft., captures the morning sunshine through french doors on both sides, transitioning seamlessly to afternoon and evening light. This stylish

kitchen complements the space perfectly, providing an ideal setting for large family meals filled with lively conversation, whether it’s the anticipation of a beach day ahead or the recounting of water adventures over supper.

Adjacent, an equally ample sitting room, also featuring french doors on both sides, welcomes in the refreshing coastal breeze on warm summer days. Yet, with plantation shutters drawn and the stylish log-burner aglow, it transforms into a wonderfully cosy space come winter.







All four bedrooms are spacious doubles, each with their own ensuite. Two-bedroom suites on the ground floor, situated away from the living space, offer a peaceful retreat, perfect for grandparents seeking an early night or little ones in need of calmness. The other two suites on the first floor, the largest of the four, are separated by a practical landing space. This versatile area could serve as a TV nook, a serene reading spot, a teen hangout, or even a home office for those needing to stay connected.









Outside, a sizable, gated gravelled area at the front provides ample space for several cars, in addition to the double garage, which doubles as a perfect spot for a game of Boule. On the opposite side of the barn, a more secluded walled garden offers a blend of patio and lawn, directly accessible from the kitchen/dining room and the sitting room. Additionally, a spacious utility room with its own entrance provides a convenient space for stripping off muddy boots or sandy sandals before entering.

3 Marshland has not only been a beloved family holiday home for all seasons but has also enjoyed considerable success as a holiday let, with guests returning year after year.







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.

Copyright V360 Ltd 2023 | [www.houseviz.com](http://www.houseviz.com)



ALL THE REASONS

# Titchwell

IN NORFOLK  
IS THE PLACE TO CALL HOME



Home to one of the finest RSPB bird reserves in Great Britain, Titchwell is a small coastal hamlet on the A149 coastal road between the two popular villages of Brancaster and Thornham. The Titchwell Marsh Nature Reserve is blessed with diverse habitats such as reedbeds, saltmarsh and fresh water lagoons. There is also a wide sandy beach offering extensive views across the Wash. Covering 515 acres, you can see dunlin, ruffs, ringed plovers, kingfishers, godwits, curlews and several types of terns. You may even be lucky enough to see and hear a bittern or see a marsh harrier 'sky dancing'.

There are two hotels in Titchwell, Titchwell Manor and Briarfields, both with good restaurants, and the extremely popular Thornham restaurant, The Orange Tree is around two miles away.

The church of St Mary the Virgin is a medieval parish church dating back to the 11th century and is situated next to the marsh on the north Norfolk coast. A beautiful feature of

this church is its round tower built with local flints.

Treasured memories of family holidays, a day at the world famous horse trials or a well-earned afternoon spent browsing its pretty boutiques – there are plenty of ways to experience Burnham Market, which is located just over five miles away.

A refined elegance permeates every aspect of village life, from the traditional homewares found at Uttings, the locals 'go-to' for household essentials, to sampling tasty treats at the Tuscan Farm Shop, Humble Pie Deli or Gurneys Fish Shop – this is a place to savour the finer things. Eating out is also a joy with award winning Socius serving a British-inspired tapas menu on the edge of Foundry Place, and NoTwenty9's bar, restaurant and courtyard provides a relaxed spot to wine and dine on warm summer's nights.

Between Titchwell and the various surrounding coastal villages, you'll never have to travel far for amenities and you most certainly won't be short on beautiful locations to explore.



Note from Sowerbys



"This property is perfectly located to make the most of the coastal breeze."

SOWERBYS



## SERVICES CONNECTED

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

## COUNCIL TAX

Property is unbanded due to being a holiday let.

## ENERGY EFFICIENCY RATING

To be confirmed.

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: ///lists.shoulders.canine

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.



# SOWERBYS



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606. Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL