



THE STORY OF

1 Red Barn Cottages

Sherborne, Norfolk

SOWERBYS



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Shernborne, Bircham Road
Norfolk, PE31 6SB

Country Cottage

Kitchen Dining Room

Sitting Room

Four Bedrooms

Field Views

Large Driveway

Garage

This charming detached Four bedroom country cottage is located in the tranquil surroundings formerly owned by the prestigious Royal Sandringham Estate.

Inside, discover a spacious kitchen diner, perfect for both casual family meals and entertaining guests. As you explore further, you'll find two additional reception rooms, offering versatility for various living arrangements. The sitting room invites relaxation with its cozy ambiance, while the formal dining room sets the stage for elegant gatherings and cherished celebrations.

Upstairs, you will find four inviting bedrooms offering enough space for everyone. On this floor, there is also a main bathroom.

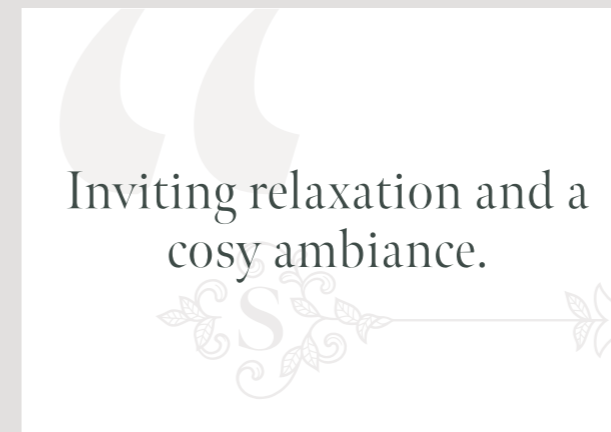
Outside, the enchantment continues with a sprawling garden, providing ample space for outdoor activities and gardening enthusiasts. Picture yourself tending to your own vegetable plot, cultivating fresh produce for your table, and truly embracing country living. With a large driveway and a double garage the property offers ample parking and storage space for your vehicles and recreational gear.

Embrace rural living while enjoying modern comforts and timeless elegance. Don't miss the opportunity to make this idyllic retreat your own.

SOWERBYS HUNSTANTON OFFICE

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First Floor
Approximate Floor Area
710 sq. ft
(65.92 sq. m)



Ground Floor
Approximate Floor Area
731 sq. ft
(67.89 sq. m)



Garage
Approximate Floor Area
269 sq. ft
(25.00 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.

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Sherborne

OLD-WORLD CHARM AND SCENIC LANDSCAPES

A picturesque village in Norfolk, Sherborne is located with the stunning West Norfolk countryside and part of the Royal Sandringham Estate. A charming escape from the hustle and bustle of nearby towns, the area is known for its scenic landscapes and lush greenery, making it a haven for nature lovers and outdoor enthusiasts.

The village itself exudes old-world charm, with its historic church, quaint cottages, and traditional village pub, creating a quintessentially English ambiance. Residents and visitors alike can enjoy leisurely strolls through the village, taking in the idyllic surroundings and soaking up the peaceful atmosphere.

The surrounding area of Sherborne is equally captivating, with an abundance of natural beauty to explore. Just a short drive away, the North Norfolk coast beckons with its stunning beaches and wide-open skies. The nearby Sandringham Estate, a sprawling royal retreat, offers enchanting woodland walks and beautifully landscaped gardens for visitors to enjoy.

For those interested in history and culture, the region is filled with historic landmarks and stately homes, providing insight into Norfolk's rich heritage. The vibrant market town of King's Lynn is within easy reach, offering a blend of modern amenities and historical attractions, including the magnificent King's Lynn Minster and the Custom House.

Sherborne and its surrounding area present an enticing combination of natural beauty, rural charm, and historical allure, making it a delightful destination for those seeking a tranquil home in the heart of Norfolk.



Note from Sowerbys



“An abundance of natural beauty.”

View of Sandringham House.



SERVICES CONNECTED

Mains water and electricity. Calor gas central heating.
Drainage to be confirmed.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

G. Ref:- 0032-7723-3100-0443-8222

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: ///mentions.decent.unpainted

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SOWERBYS

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Journey

 St Martins
more than a home
for the homeless

 mind
Norfolk and
Waveney

 Cancer
Charity
— EST. NORFOLK 1983 —

 East Anglian
Air Ambulance

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