



THE STORY OF

# Owl Barn

*Congham, Norfolk*

SOWERBYS



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# Owl Barn

Grimston Road, Congham,  
Norfolk, PE32 1DR



- No Onward Chain
- Norfolk Barn Conversion
- Four Bedrooms
- Principal with En-Suite
- Living Room with Feature Fireplace
- Charming Character Features Throughout the Property
- Double Garage
- Off-Road Parking



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“...charming details like exposed beams,  
picture windows and...”

Welcome to an enchanting four-bedroom traditional Norfolk Barn conversion, where classic elegance meets contemporary luxury. Upon entering, you'll be greeted by a striking double-height entrance hall, flooded with natural light through expansive floor-to-ceiling windows, setting a tone of grandeur and warmth.

The layout effortlessly flows into the open-plan kitchen/dining area, adorned with cleverly designed bi-fold partition doors, ideal for hosting friends or enjoying everyday family life, exuding the timeless charm and airy ambience characteristic of barn living.

For moments of relaxation, find solace in the separate living room, featuring a

captivating fireplace as its focal point. In the warmer seasons, french doors seamlessly connect indoor and outdoor spaces, enhancing the overall living experience.

Each of the four bedrooms boasts its own unique character, with charming details like exposed beams, picture windows, and vaulted ceilings, adding to the rustic appeal of the property. The family bathroom showcases an elegant freestanding roll-top bath, inviting you to unwind in luxurious comfort.

The principal bedroom stands out with its impressive ceilings and generous en-suite shower room, offering a luxurious sanctuary.









Outside, a low-maintenance garden invites year-round enjoyment, perfect for alfresco dining, leisurely strolls, or simply soaking in the tranquillity. Additional features include a double garage and ample off-road parking, ensuring practicality and convenience for modern living.

Blending timeless allure with modern comforts, this four-bedroom Norfolk Barn conversion promises a harmonious fusion of sophistication and cosiness. Embrace the idyllic countryside lifestyle – schedule a viewing today and uncover the endless possibilities awaiting you in this remarkable property.







Garage Ground Floor  
Approximate Floor Area  
322 sq. ft  
(29.90 sq. m)



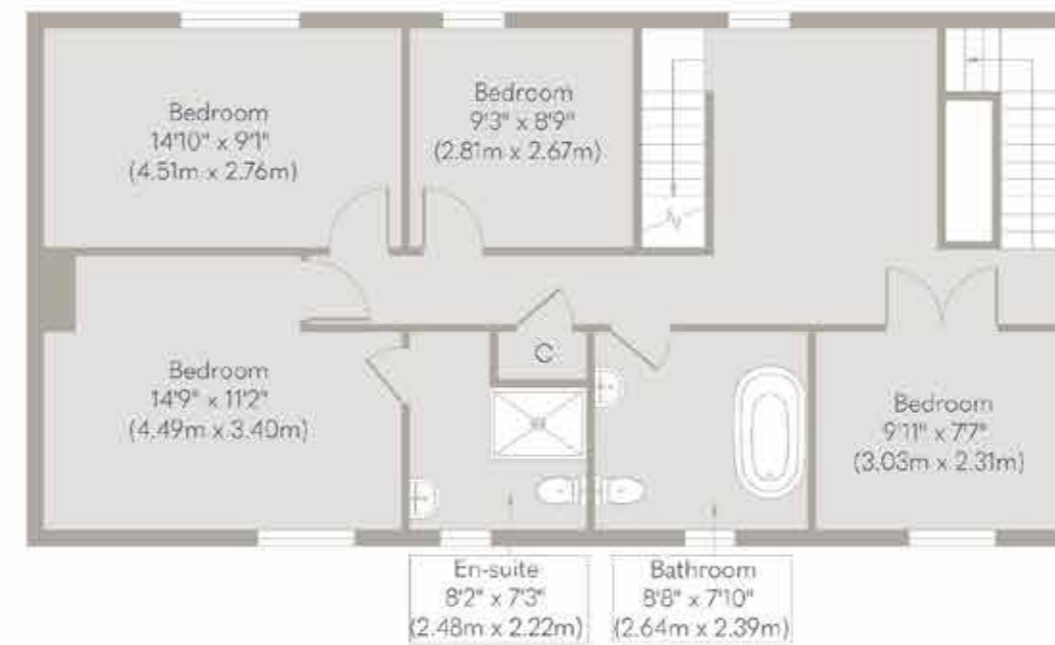
Garage First Floor  
Approximate Floor Area  
202 sq. ft  
(18.73 sq. m)



Second Floor  
Approximate Floor Area  
155 sq. ft  
(14.43 sq. m)



Ground Floor  
Approximate Floor Area  
844 sq. ft  
(78.37 sq. m)



First Floor  
Approximate Floor Area  
871 sq. ft  
(80.89 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



# Congham

IN NORFOLK  
IS THE PLACE TO CALL HOME



A small rural hamlet, Congham is on the edge of the village of Grimston.

It has the fine Congham Hall Hotel and Restaurant and The Anvil Inn pub, which offers a cosy retreat along with meals.

One of the most famous things about Congham is undoubtedly its annual World Championship Snail Racing. The snails race on a circular course and the first to reach a marker close to the edge is deemed the world champion. Ready, steady...slow!

Grimston has a general store, pub and an outstanding first school.

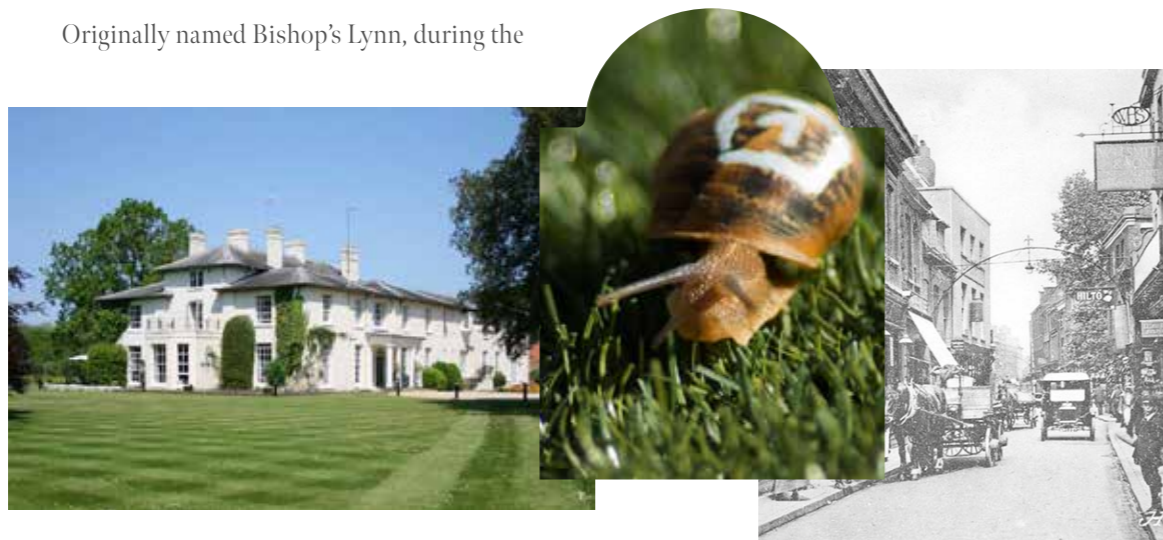
King's Lynn is within easy reach and is perched on the banks of the River Ouse, King's Lynn has been a centre of trade and industry since the Middle Ages, and its rich history is reflected in the many beautiful buildings which still line the historic quarter.

Originally named Bishop's Lynn, during the

reign of Henry VIII the town was surrendered to the crown and took the name King's Lynn. During the 14th century, Lynn was England's most important port, dominated by the Hanseatic League. Although the growth of London later eroded the port's importance, ship-building and fishing became prominent industries, the latter of which is documented at True's Yard Museum.

The town has an excellent variety of shops, supermarkets, places to eat, ten-pin bowling alley, swimming pool, football club, cinema, theatre and three impressive churches.

There are many services within the town including the Queen Elizabeth Hospital, police station, fire station, primary schools, three secondary schools, college and a library. The town also holds weekly markets and many events throughout the year. King's Lynn is connected to the local cities of Norwich and Peterborough via the A47 and to Cambridge via the A10. There is a mainline rail link via Cambridge to London King's Cross, approx. 1 hour and 40 minutes.



Note from Sowerbys



Sitting room feature fireplace

“...timeless allure with modern comforts...”

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## SERVICES CONNECTED

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

## COUNCIL TAX

Band E.

## ENERGY EFFICIENCY RATING

D. Ref: 0370-2732-7340-2504-6675

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

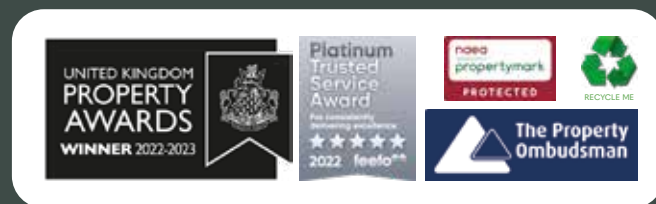
What3words: ///marmalade.mankind.pancakes

## AGENT'S NOTE

The vendors of this property are related to a member of Sowerbys staff. There is a portion of driveway belonging to the neighbour, over which this property has a right of way. Please note the log-burner will not remain.

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



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