



THE STORY OF

# The Stock House

*Great Bircham, Norfolk*

SOWERBYS

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# The Stock House

Docking Road, Great Bircham, Norfolk,  
PE31 6QP

Detached Barn Conversion

Four Double Bedrooms

Two En-Suites

Beautifully Finished Kitchen

Landscaped South-Facing Garden

West Facing Decked Patio

Cart Shed

Two Reception Rooms

Snug or Home Office

Bi-Fold Doors and French Doors to the Garden

SOWERBYS BURNHAM MARKET OFFICE

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“As soon as we walk through the door we feel so calm and at home...”

With the perfect balance of light and spacious living areas combining with flexible and generous accommodation, The Stock House really is a property that now realises its full potential.

Whilst there is a front door that opens into a large central hallway, as this is a Norfolk countryside property, and as the parking is at the rear, this is always a home that you will almost always enter via the kitchen door! Cross the stunning landscaped patio and open the french doors and you are straight into the fully

vaulted dining end of the kitchen/dining room. The kitchen itself has recently been completely replaced with stylish new units, quartz worksurfaces, and an oak-topped island unit - contemporary but perfectly in keeping with that country feel. A door leads you through into the reception room which has a central log-burner to provide comfort and warmth after a blustery winter's walk, whilst at the other end bi-folding doors open up to provide free-flowing access out to the south-facing garden and allow a summer's breeze to waft through and cool the house on those balmy July days.



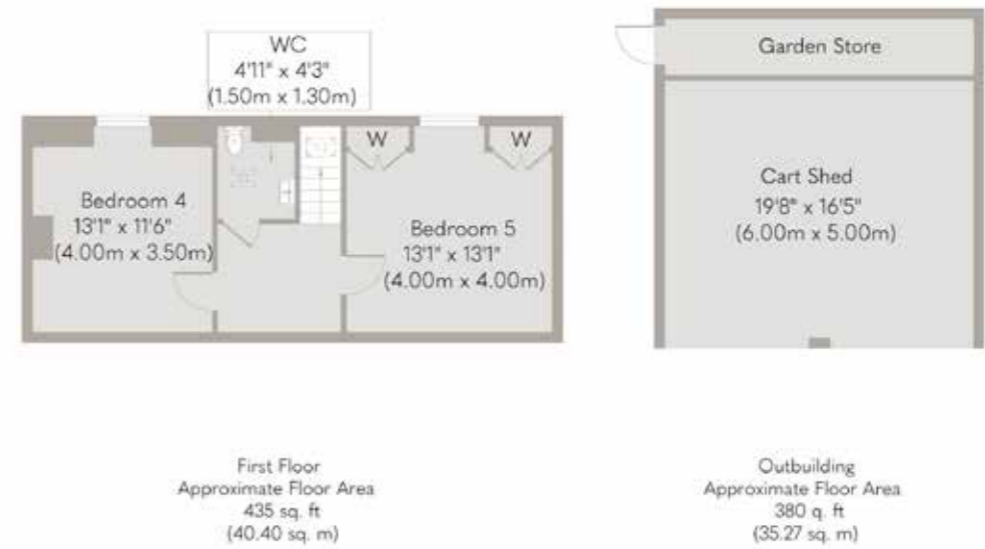


There are two bedroom suites on the ground floor, one with a bath with shower over, and one with a shower. What was originally bedroom three is now a TV room and snug, but could also be used as a home office, and there is also a downstairs family bathroom.



“...to come here and be in a completely different environment-it’s an escape from our busy lives.”

Created by the current owners when they refurbished the property in 2018, there are now stairs up to the first floor where you will find a further two double bedrooms which share an upstairs WC, and both have use of the downstairs bathroom.



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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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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Outside and to the rear, in addition to the off street private parking there is also a cart shed, which is ideal as winter storage for your boat. The garden has been fully landscaped and features two decked areas, one immediately off the living room which enjoys all that southern light throughout the day, and the other off the dining room and west-facing so perfect for evening drinks and watching the sun set over an al fresco supper. In addition there is a further paved seating area that shelters behind the cart shed and has built in seating, an idyllic spot to relax with a good book.

“The garden has been professionally designed and landscaped - it’s perfect for catching some sun at all times of day.”

The Stock House has been a much loved holiday sanctuary for all the family, its flexible living space allows for both peace and quiet as well as plenty of room for family time together, whether over a meal or in front of a film. They have all found the tranquillity of the location incredibly relaxing but have also enjoyed its easy and quick access to all the wonderful places that make North Norfolk so great.

ALL THE REASONS



# Great Bircham

IN NORFOLK  
IS THE PLACE TO CALL HOME



The village of Bircham lies on the border of the Sandringham Estate, about 7 miles from the north Norfolk coast and comprises of three parishes: Great Bircham, Bircham Tofts and Bircham Newton.

Great Bircham has a good farm shop with deli, a church, St Mary's and the Kings Head Hotel with award winning restaurant. There is also a fully restored windmill, considered to be the only working windmill in this part of the county, where visitors can climb five floors up to the fan stage and on windy days, can see the sails and milling machinery turning and admire the view. The mill also has a bakery,

tea room, gift shop, small children's farm and cycle hire centre.

Bircham Newton has a small, private trout fishing lake and the Church of All Saints, one of the smallest in the county, with no porch, few windows and Victorian box pews. Nelson's daughter Horatia married Philip Ward, who was the rector and brought up a large family at Church Farm.

Bircham Tofts is recorded in the Domesday book as Stoftstan, referring to its stony soil and merged with Bircham Newton in 1719.

The closest train station is at King's Lynn providing direct rail links to Cambridge and London King's Cross.



Note from the Vendor



Holkham Beach

“Sandringham Woods are a favourite for a walk, and we love the local beaches - Brancaster, Holkham and Wells...”

THE VENDOR



SERVICES CONNECTED

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

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

D. Ref:- 3700-8470-0622-3309-3543

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: ///mankind.surprises.sandals

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# SOWERBYS



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