



THE STORY OF

# The Old Granary

*Stoke Ferry, Norfolk*

**SOWERBYS**



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Stoke Ferry, Norfolk  
PE33 9SF

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Grade II Listed Former Granary

Over 6500 Sq. Ft. of Internal Space

Refurbished Throughout

Open-Plan Kitchen/Dining Room and  
Further Access to a Large Cellar

Sitting Room and Dining Room with  
Many Original Characterful Features

Four Bedrooms to First Floor with a Dressing  
Room and En-Suite to Main Bedroom

Two Further Bedrooms on the Upper Floor

A Further Sitting Room Office and  
Kitchenette on the Upper Level

Low Maintenance Courtyard Garden

Garage/Workshop

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Originally a working granary from 1750 to 1977, this unique property has been beautifully transformed into a spacious and quirky Grade II listed family home. Over the past eight years, the current owners have lovingly renovated the space, creating a place where they have enjoyed countless happy memories.

The heart of the home is the beautifully appointed kitchen/diner, where the family naturally gathers. It's the perfect space for cooking and entertaining with ease. When the festivities wind down, there are multiple cosy spots to relax and unwind.

For those drawn to charm and character, The Old Granary is heaven. The sitting room features original beams, exposed floorboards, and an inviting inglenook-style fireplace that exudes comfort and cosiness. The dining and piano room is equally captivating, with more original beams, exposed floorboards, and large doors and windows that create a seamless connection to the outdoor space.

Moving to the upper level, the landing gives access to four very generous bedrooms and a wet room, with the principal bedroom also benefiting from a dressing room and en-suite.

On the top floor, you'll find a versatile space that could easily be transformed into a self-contained annex. Currently home to a charming office, it could just as easily serve as a bedroom, complemented by a large sitting room, kitchenette, and an additional bedroom with an en-suite.

The outdoor space has been equally transformed to maximise its potential. With a ground-floor patio and a raised second patio area, it's perfect for summer BBQs and late evenings. For those who need a sheltered spot for a car, the garage/workshop is ideal. The outside area can also be utilised as off-road parking.









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

# Stoke Ferry

VILLAGE CHARM,  
ENDLESS CONVENIENCE



The village of Stoke Ferry benefits from a range of amenities including a Primary School, Village Shop, Blacksmiths/Hardware Store, Community Centre, and two takeaways. Downham Market is within 6 miles with large supermarkets, independent shops and restaurants and direct links to London Kings Cross - approx. 1hr 30mins. There is also a direct train link to the Cathedral City of Norwich from Brandon which is approximately 11 miles away.



The interesting town of King's Lynn is close by with its much filmed old medieval centre around St Margaret's Church and newly redeveloped and pedestrianised Vancouver Shopping Centre. The town has good schools, the Queen Elizabeth II Hospital and there are large and small supermarkets and many superstores. There are restaurants, a ten-pin bowling alley, swimming pool, library, and a cinema. The Sandringham Estate is about 20 miles away with attractive walks through Sandringham Woods.



Slightly further away is the North West Norfolk Coastline with its beautiful long, sandy beaches. For the golfer there are courses in Lynn, Swaffham, Middleton and on the coast there are the challenging links courses of Hunstanton Golf Club and The Royal & West Norfolk Golf Club at Brancaster.



## Note from the Vendor



“We’d describe our home as spacious, charming and full of character.”



### SERVICES CONNECTED

Mains water and electricity. Oil fired central heating. Drainage via septic tank.

### COUNCIL TAX

Band D.

### ENERGY EFFICIENCY RATING

An Energy Performance Certificate is not required for this property due to it being Grade II listed.

### TENURE

Freehold.

### LOCATION

What3words: ///impulse.equality.freezers

### AGENT'S NOTE

The property can only be used as a private dwelling. There is a communal lane giving access to the rear of the property.

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# SOWERBYS

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Charity  
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Air Ambulance

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