



THE STORY OF

Sugar Beet Barn

Wighton, Norfolk

SOWERBYS



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Sugar Beet Barn

Wighton, Norfolk
NR23 1NX

Beautifully Engineered Barn Conversion
Stunning Location and Open Field Views
Blend of Period and Contemporary Design
Fantastic Open-Plan Living
High-Specification Kitchen and Bathrooms
Four Double Bedrooms
Four Bathrooms
Delightfully Landscaped Gardens
Detached Four Bay Cart Shed and
Self-Contained Annexe
Chain Free

SOWERBYS WELLS-NEXT-THE-SEA OFFICE
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Tucked away in a generous size plot, Sugar Beet Barn is a magnificent feat of engineering - both inside and out. Enjoy some truly stunning views to its rear aspect, with open fields as far as the eye can see.

Sugar Beet Barn is a complex development by local builders, culminating in a superb blend of period and contemporary engineering. The red brick and flint façades sit alongside a steel frame interior and painted vaulted ceilings, aspects which wonderfully juxtapose in this truly stunning property.

Family living reaches its peak in this open-plan ground floor, seamlessly integrating a well-equipped kitchen with high-specification appliances. This set-up is perfect for entertaining, featuring a spacious dining area and a stylish steel-framed sitting room. The centrepiece is a polished concrete chimney breast, which houses a cosy, double-fronted wood-burning stove, adding warmth and charm to the space. It is easy to imagine an evening here on a chilly night, feeling cosy and being well-lit by an innovative lighting system.

There are three delightful ground-floor double bedrooms, all boasting en-suite bathrooms. Quite frankly, it would be a difficult choice to choose just one favourite place to sleep...









Whilst the views are apparent from the ground floor, taking to the stairs and reaching the first floor landing you are met with the enormity of the open countryside and all of its wonderful wildlife.

Alongside the vistas which grace your eyes, discover an alternative sociable space to one side, where a painted vaulted ceiling creates a light and airy feeling in an extraordinarily generous room. This space would make an ideal spot to practice yoga or pilates, for those buyers looking for a suitable retreat.



“...an extraordinarily generous room.”

The principal bedroom suite is exquisite with its en-suite and dressing room, complemented by a mezzanine floor - with library ladder access. Double doors for both the entrance and to the Juliet balcony add a luxurious finish - being able to wake up in this room and observing the views is really quite breath-taking.





“The principal bedroom suite is exquisite with its en-suite and dressing room, complemented by a mezzanine floor - with library ladder access.”



As one might expect the landscaped gardens have been designed in much the same way as everything else. The verdant green lawn has a labyrinth of paths leading to the prettiest of wild flower planting and the choice of patios add to the luxury of the property, with established olive trees provoking a Mediterranean feel, especially when the sun shines.

The detached four bay cart shed provides ample parking and storage, complemented by a self-contained annexe to the first floor. This is the last part of the development and is a continued work in progress.

The North Norfolk coast beckons just a few miles away. The beaches are popular amongst locals and visitors alike, but when one lives close by it's easy to enjoy them all year round - from a family day on the sand in the summer to a brisk morning walk on a winter's day. The village of Wighton has a pub, the ideal spot to stop after some leisurely cycling, a relaxing means to observe the countryside.

Our clients have immersed themselves in the design and the detail of Sugar Beet Barn. They have immensely enjoyed this beautifully engineered barn conversion, but it is now the time for someone new to call this property home, and at Sowerbys we are delighted to offer Sugar Beet Barn for sale...





Annex First Floor
Approximate Floor Area
781 sq. ft.
(72.60 sq. m)



Annex Ground Floor
Approximate Floor Area
781 sq. ft.
(72.60 sq. m)



First Floor
Approximate Floor Area
1455 sq. ft.
(135.30 sq. m)



Ground Floor
Approximate Floor Area
2621 sq. ft.
(242.30 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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Wighton

A LOVELY RURAL VILLAGE,
CLOSE TO THE COAST

Wighton is a small and sleepy rural village five minutes drive from the coast at Wells-next-the-Sea and the North Norfolk coast with its miles of unspoilt coastline, and the historic village and Shrine of Little Walsingham. The village has an inn, The Carpenters Arms. The tower of All Saints church collapsed in a storm in 1965 but through the generosity of a Canadian architect whose family had lived in the village, the tower was rebuilt and rededicated in 1976.

Wonderful Wells-next-the-Sea beckons with its sandy beach and charming candy-striped huts, drawing day trippers and holidaymakers. However, it offers much more for those considering it as a permanent residence.

Explore the surrounding waterways aboard Coastal Exploration Company's wooden sailing boats or try stand-up paddle-boarding with Barefoot SUP for an active adventure.

Behind the bustling harbour, seek out sought-after fishermen's cottages or apartments with sea views in converted buildings. Further afield, discover spacious grand houses and new-build developments ideal for families and downsizers. The town boasts a lively community with schools, a GP surgery, and a library.

Delve into culture at Wells Maltings, a heritage centre with a theatre, cinema, gallery, and café-bar. Browse local galleries like The Staithe Gallery, Gallery Plus, and Quay Art for unique artwork. Explore Nomad and the Bowerbird for homewares, Christopher William Country for country clothing, and Ele and Me for eco-friendly children's items.



Note from Sowerbys



“This is a home which enjoys some truly stunning views, surrounded by open fields as far as the eye can see.”



SERVICES CONNECTED

Mains water and electricity. LPG heating.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

E. Ref: 2345-0936-1329-6652-6204

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: ///consonant.uptown.lunges

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SOWERBYS

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for the homeless

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