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THE STORY OF

Lavender Barn

Holme-next-the-Sea, Norfolk

SOWERBYS



THE STORY OF

Lavender Barn

Holme next the Sea, Norfolk
PE36 6LN

No Onward Chain

Beautiful Barn Conversion

Two Garden Areas

Multi-Generational Living

Double Garage and Parking

Currently a Successful Holiday Let

Spacious Accommodation Levels

Coastal Location

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Lavender Barn is a stunning barn conversion that seamlessly blends timeless charm with modern versatility. Perfectly positioned within walking distance of the breathtaking North Norfolk coastline, the tranquil Holme Nature Reserve, and a welcoming village pub, this exceptional property is currently thriving as a successful holiday let. Whether you're looking for a multi-generational home, an idyllic family retreat, or a continuation of its rental success, Lavender Barn offers a truly unique opportunity.

Step into the grand entrance hall, where a striking galleried landing and spacious dining area set the tone for this remarkable home. Light-filled and full of character, this space offers a wonderful introduction to the property. Spanning two floors, the layout has been thoughtfully designed to provide both comfort and privacy, offering five to six bedrooms and four bathrooms.

The property's flexible living areas are perfect for modern family life, hosting guests, or creating dedicated work-from-home spaces.

The heart of the home is the open-plan kitchen, beautifully equipped with both an Aga and a large electric range cooker. This well-appointed space is ideal for everything from intimate meals to celebratory feasts. Flowing effortlessly into the dining area, it creates a sociable hub perfect for family gatherings or entertaining. The spacious sitting room offers a cosy retreat, featuring a charming corner wood burner—perfect for unwinding after a day at the beach or exploring the nearby countryside.

For added inclusivity, the ground floor boasts a generously sized en-suite bedroom, making the property ideal for multi-generational living or accommodating guests with mobility needs.





The property's flexible living areas are perfect for modern family life...





Outside, Lavender Barn truly impresses. Two distinct garden areas provide ample space for entertaining, relaxing, or enjoying quiet moments in the fresh coastal air.

One garden features an outdoor fireplace and an undercover seating area with ambient lighting—ideal for summer barbecues, alfresco dining under the stars, or simply unwinding with a good book. Ample parking is available, with a double garage and driveway ensuring convenience without compromise.

This exceptional property offers more than just a home—it promises a lifestyle. Whether you dream of making it your forever home, a shared family retreat, or continuing its highly successful holiday let business, Lavender Barn is an opportunity as rare as it is beautiful.





Ground Floor
Approximate Floor Area
2,484 sq. ft
(230.80 sq. m)



First Floor
Approximate Floor Area
1,495 sq. ft
(138.90 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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Holme-next-the-Sea

SERENE VILLAGE, STUNNING COAST,
RICH HISTORY

A very sought after coastal village, Holme-next-the-Sea has a huge expanse of beach and marshes.

This area makes this quiet village perfect for bird-watching. It also has a very good pub, The White Horse. An ancient ring of timbers discovered on Holme beach after a very low tide is believed to be a ritual burial site dating from Druid times. The Seahenge, as it is known, has been removed for conservation and is exhibited at Lynn Museum in King's Lynn.

The village is between Old Hunstanton and Thornham on the north Norfolk coast and is a short drive to the amenities in Hunstanton.

Hunstanton was established in 1846 by Henry Le Strange as a bathing resort designed in a Victorian Gothic style, the esteemed townsman wisely led the development of a railway from King's Lynn to enable day-trippers to reach the 'new town' – a canny investment as the route was later to become the most profitable in the country.

Holidaymakers still Mecca to Hunstanton, many staying at Searles Leisure Resort which opened as a caravan park in 1936. Enjoy an afternoon on the water with a boat trip on its Wash Monster, ride the carousel at the fairground or keep it traditional and feed the penny slots at the arcades. The town's Princess Theatre, renamed in the 80s in honour of Lady Diana Spencer, features a year-round programme of live performances, film screenings plus a seasonal panto. Golfers of all ages can try their hand with a mini golf course and pitch and putt on the cliff-top, plus a renowned Links course in neighbouring Old Hunstanton.



Note from Sowerbys



“ Perfectly positioned within walking distance of the North Norfolk coastline, Holme Nature Reserve, and the village pub...”



SERVICES CONNECTED

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

COUNCIL TAX

Band G.

ENERGY EFFICIENCY RATING

D. Ref:- 9718-1001-6223-4771-2900

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: ///lobster.cement.dirt

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SOWERBYS

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