

A photograph of a row of traditional English cottages with red roofs and brickwork, surrounded by autumn foliage. The sky is clear and blue.

THE STORY OF

# The Haybarn

*Sedgeford, Norfolk*

SOWERBYS



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Church Lane, Sedgeford, Norfolk  
PE36 5NA

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Converted Barn with Generous Family Accommodation

Four Double Bedrooms Including Principal Suite with En-Suite

Large Open Plan Kitchen, Dining and Family Room

Lakeland Slate Island and Aga at the Heart of the Home

Drawing Room with Real Flame Gas Fire and South Facing Roof Terrace

Full Width Glazing to Sheltered South Facing Terrace

Discrete Internal Lift Serving Both Floors

Two Bedroom Self Contained Annexe

Double Garage and Ample Parking

South Facing Gardens with Versatile Summer House

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The Haybarn is a beautifully conceived and carefully crafted converted barn that offers exceptional family living in the heart of a peaceful Norfolk village. Its understated frontage gives little hint of the scale and quality that unfolds beyond the threshold, yet once inside, the thoughtful layout, generous proportions and harmonious flow of the accommodation become immediately evident. Designed and created by the current owner, this is a home shaped with both practicality and long term comfort in mind, making it as functional as it is inviting.

Set across two levels due to the gentle gradient of the site, the main entrance is most conveniently approached from the parking and double garage level. Stepping into the hall, the drawing room sits to one side, a wonderfully welcoming space with a real flame gas fire forming an attractive winter focal point. Almost full width glazing allows the room to open completely during the warmer months, creating a seamless extension onto the substantial south facing roof terrace. Elevated, private and bathed in sunlight, this terrace provides an idyllic setting for quiet relaxation or summer entertaining.

The lower level forms the true heart of the home. Here, the large open plan kitchen, dining and living room brings the family together in a light filled and supremely comfortable environment. The striking Lakeland slate island invites informal gatherings, while the Aga offers warmth and familiarity that enhances the character of this sociable space. Full width glass doors lead directly onto a sheltered south facing terrace that feels reminiscent of a Tuscan courtyard, complete with a gentle water feature and tiered planting that rises towards the garden. A generous walk in utility room further complements the practical design of this level.





The principal bedroom suite occupies a private position on the upper floor and benefits from both staircase and discrete lift access. This suite is notably spacious, comprising a large bedroom, elegant en-suite bathroom and a substantial dressing room fitted with plentiful wardrobe space. Two additional double bedrooms can be arranged to form a fully self contained annex with its own reception room, offering excellent flexibility for multi generational living, guest accommodation or an income producing arrangement.

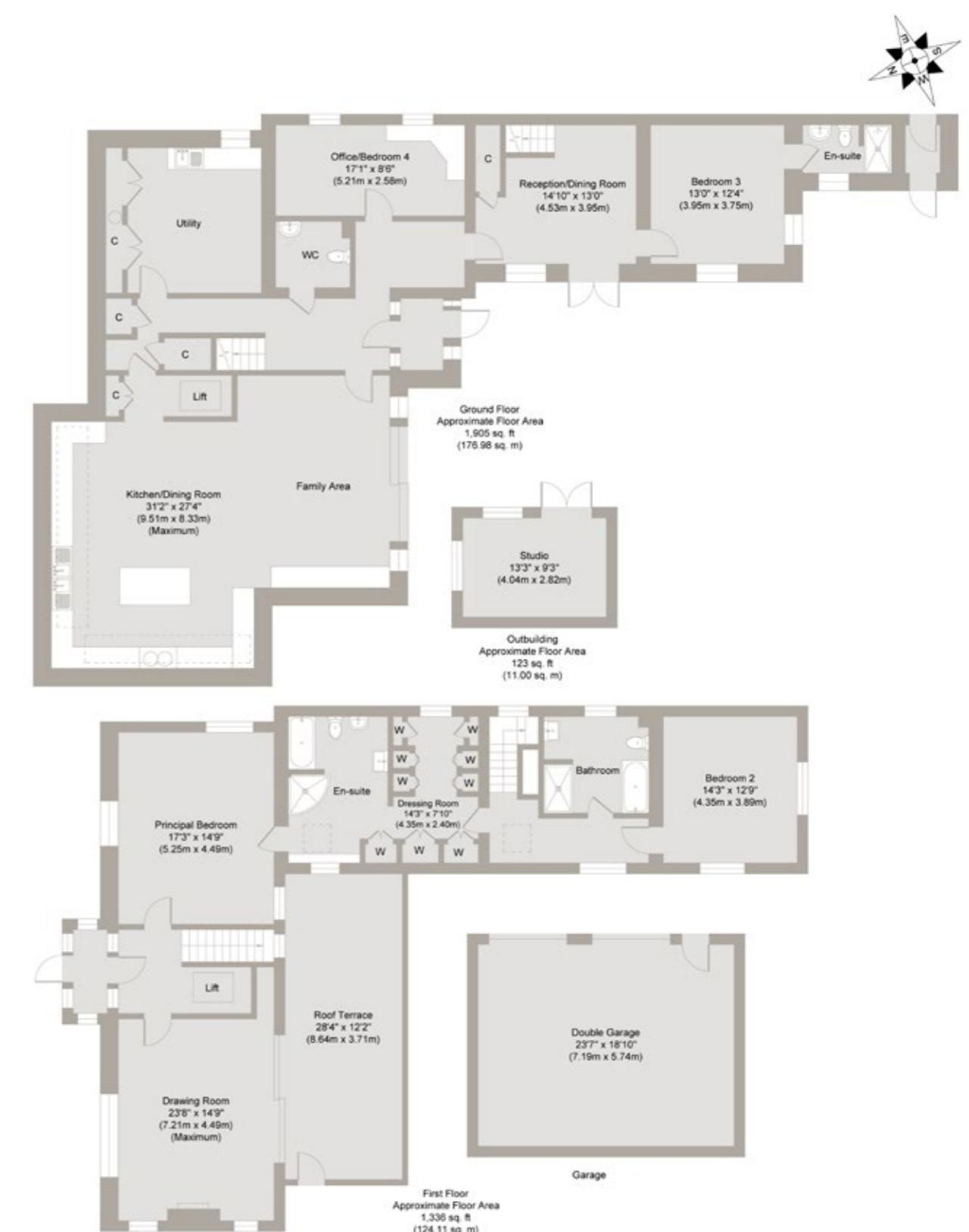
Outside, the south facing garden is well proportioned and beautifully arranged, offering a series of inviting spaces to enjoy throughout the seasons. A charming summer house stands to one side, currently used as an artist's studio but equally suited to those seeking a home office, creative retreat or peaceful garden room. A two bay cart barn and ample off street parking further enhance the practicality of the property.

The Haybarn has been a cherished family home, loved across generations and frequently enjoyed by returning holiday guests. The combination of character, comfort, craftsmanship and versatility makes it a rare and special opportunity. This is a home that continues to reveal its qualities with every step, offering a way of living that is both relaxed and beautifully refined.



A charming summer house offers the perfect place to work, create or simply enjoy the garden.





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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# Sedgeford

DISCOVER COASTAL CHARM AND  
RICH HERITAGE

A popular conservation village, Sedgeford is just 2.5 miles inland from the thriving village of Heacham with its wide range of shops and facilities.

Sedgeford is home to the SHARP (the Sedgeford Historical Archaeological Research Project), a long term, independently run archaeological project, one of the largest projects in Britain and is firmly rooted in the local community. Peddars Way, a 46 mile trail full of history and tradition, which begins in Thetford, runs through Sedgeford and as far as Holme, where it connects with the Norfolk Coastal Path. Additionally, on the cusp of Sedgeford and between Snettisham and Heacham is the Wild Ken Hill project, a project to restore nature, fight climate change and grow healthy food across a coastal farm in West Norfolk. There's also the King William IV Country Inn and Restaurant, which serves traditional ales and good pub food.

King's Lynn is 15 miles away with its many amenities including schools, shopping and leisure facilities. At King's Lynn there is a mainline train service via Cambridge to London Kings Cross - approx. 1hr 40mins. The Sandringham Estate is close, with the House, gardens and attractive walks through the woods.

The North West Norfolk coastline is within a short drive, with beautiful, long sandy beaches, and for golfing enthusiasts there is the King's Lynn Golf Club and the challenging links courses of Hunstanton and The Royal West Norfolk Golf Club at Brancaster.



## Note from Sowerbys



“The south facing roof terrace provides a wonderfully private spot to unwind in the sunshine.”



### SERVICES CONNECTED

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

### COUNCIL TAX

Band G.

### ENERGY EFFICIENCY RATING

D. Ref: 2900-0369-0922-8495-3453

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: //spicy.paramedic.inches

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# SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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