



THE STORY OF  
**Strowan**  
*Briston, Norfolk*

**SOWERBYS**



THE STORY OF

# Strowan

Grange Close, Briston, Norfolk  
NR24 2LY

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Four Bedroom Barn Conversion

Peaceful Village Location

Spacious Accommodation

Low Maintenance Garden

Ground Floor Bedroom

Private Enclosed Gardens

Village Location with Shops and Pubs

Easy Reach of Holt and Coast

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Tucked away in a peaceful close, this delightful barn conversion perfectly balances privacy with convenience, just moments from the village's amenities. Behind its characterful flint elevations is a home of surprising scale and warmth, where generous reception spaces, open-plan living and flexible bedroom arrangements offer an adaptable environment for modern life.

Extending to over 2,000 sq. ft., the accommodation opens into a welcoming reception hall, with a striking curved wall and a wonderful sense of light and flow. The kitchen, complete with solid timber worktops, connects seamlessly to a spacious dining area with exposed brick and flint walls - an inviting setting for both relaxed family suppers and lively gatherings with friends. A utility room sits conveniently alongside.

The sitting room is a true highlight, bathed in natural light and offering delightful garden views from all three aspects. Exposed timbers and a brick fireplace provide character and a natural focal point, making it an ideal space to unwind throughout the seasons. The ground floor offers versatility, with a generous bedroom served by a nearby shower room - perfect for guests, multi-generational living or a peaceful home office.

Upstairs, two comfortable doubles sit at either end of a landing, while a central single bedroom lies alongside a family bathroom, providing practical and well-balanced accommodation.

Outside, the garden is both varied and thoughtfully designed for low maintenance, offering a series of sun-drenched terraces, raised beds edged with box hedging and mature perennials that bring colour and structure throughout the year. It is a space equally suited to quiet morning coffee or summer entertaining.

This is a home that effortlessly combines character, comfort and flexibility - a private sanctuary with the village community right on your doorstep.





Ground Floor  
Approximate Floor Area  
1368 sq. ft  
(127.10 sq. m)

Outbuilding



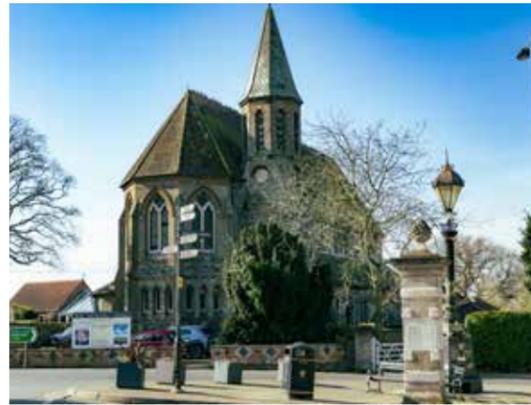
First Floor  
Approximate Floor Area  
626 sq. ft  
(58.20 sq. m)

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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# Briston

HERITAGE MEETS COUNTRYSIDE  
BEAUTY AND COMMUNITY CHARM



Briston is a vibrant North Norfolk market town with a strong sense of community and excellent access to surrounding villages, countryside, and the coast. Located around 9 miles north of Fakenham, 14 miles west of Cromer, and approximately 25 miles north of Norwich, it offers a practical and lively base for families, commuters, and those seeking a balanced rural-coastal lifestyle.

The town has a range of amenities including supermarkets, independent shops, cafés, a post office, pharmacy, and local schools, making daily life convenient. Briston is also home to several pubs and restaurants, providing social hubs for residents. Regular markets and community events at the town hall foster a welcoming and active local culture.

Briston is well-placed for outdoor pursuits, with surrounding farmland, quiet lanes and nearby Sheringham Park offering walking, cycling, and nature-spotting opportunities. The North Norfolk coastline, with sandy beaches and wildlife reserves at Cromer and Sheringham, is within easy reach for day trips and weekend adventures.

With its friendly community, practical amenities, and proximity to both countryside and coast, Briston provides a lifestyle that blends convenience, leisure, and rural charm, ideal for families, professionals, and anyone drawn to North Norfolk living.



## Note from Sowerbys



“... an inviting setting for everything from relaxed family suppers to lively gatherings with friends.”



### SERVICES CONNECTED

Mains water, electricity and drainage. Heating via air source heat pump.

### COUNCIL TAX

Band D.

### ENERGY EFFICIENCY RATING

E. Ref:- 0218-7027-7292-4368-2924

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: ///without.roofed.abundance

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# SOWERBYS

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