



THE STORY OF

Palen Lodge

Barroway Drove, Norfolk

SOWERBYS



THE STORY OF

Palen Lodge

23 The Drove, Barroway Drove, Norfolk
PE38 0AJ

Renovated Detached Chalet Bungalow

Four Bedrooms with Flexible Layout

Approximately 3 Acres (STMS)

Open Countryside/Field Views

Sitting Room with Brick Fireplace and Log Burner

Dining Area plus Conservatory
Opening to Garden

Fitted Kitchen with Integrated Neff
Appliances and Separate Utility Room

Recently Renewed Bathroom, En-
Suite and Cloakroom

Gated Driveway with Ample Secure Parking (Ideal
for Caravan/Motorhome) and Garage/Workshop

19m x 4m Timber Kennel Block with Power/
Light/Water/Drainage - Excellent Potential

SOWERBYS KING'S LYNN OFFICE

01553 766741

kingslynn@sowerbys.com





Beautifully set in the wide-open Norfolk landscape, Palen Lodge offers that rare combination of space, privacy and versatility - a fully renovated, four-bedroom detached chalet bungalow set within a plot of around three acres (STMS) with field views stretching out beyond the garden.

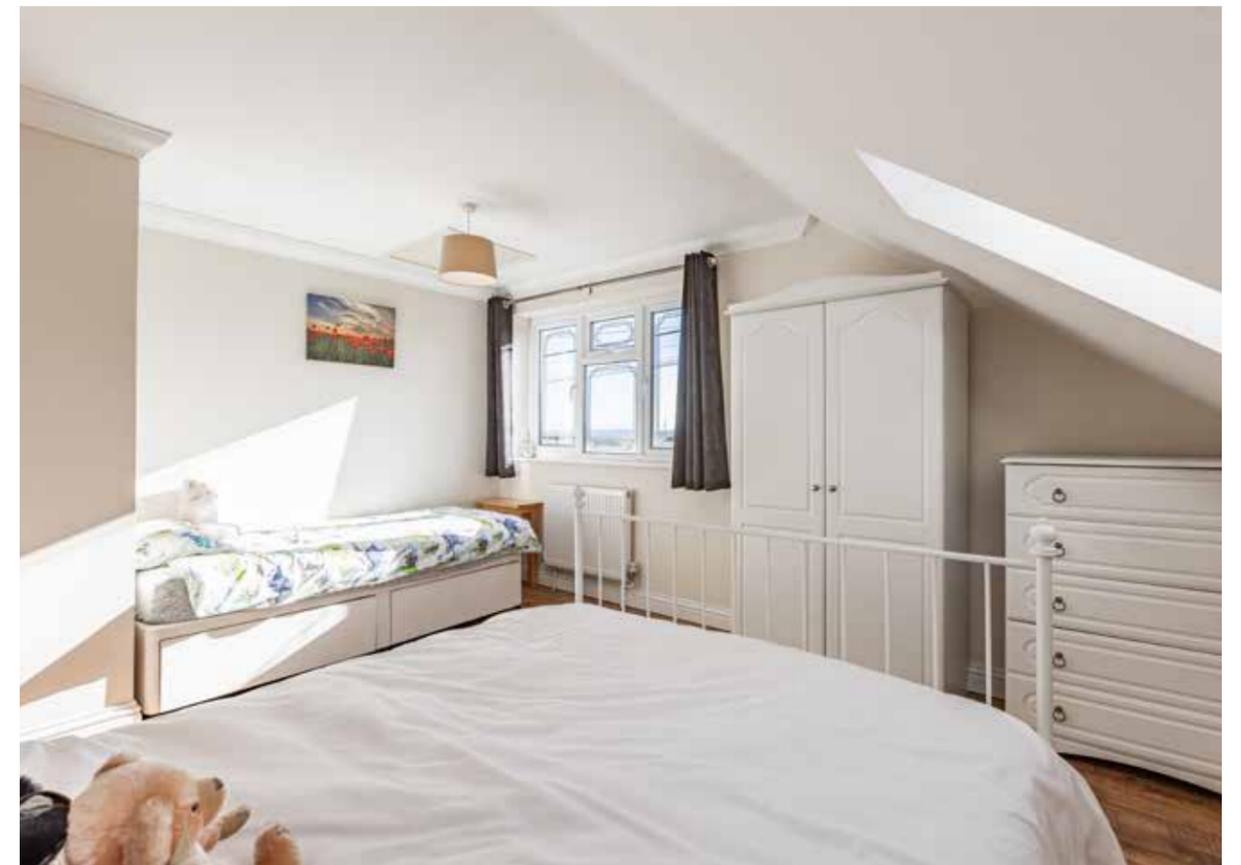
Inside, the house has been designed for easy living and entertaining. The spacious lounge is a welcoming centrepiece, featuring a central brick fireplace with a wood burner, and flowing through to a dedicated dining area before opening into the conservatory, where glazed doors invite you out to the garden and views.

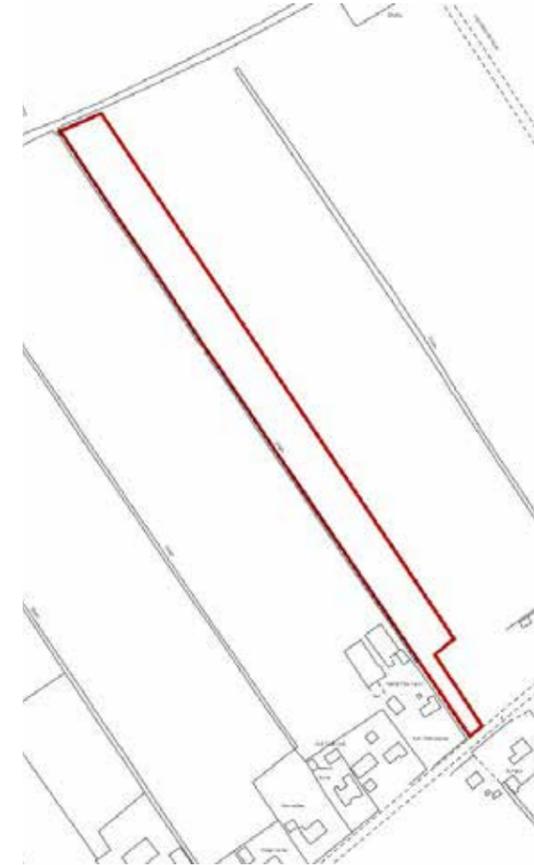
The fitted kitchen enjoys an outlook to the rear and comes with integrated Neff appliances, complemented by a separate utility room for everyday practicality.

The layout is wonderfully flexible. On the ground floor you'll find a fourth bedroom/study, a cloakroom, and a generous bedroom suite with dressing room and recently renewed en-suite - complete with bath and a double shower cubicle.

Upstairs, a galleried landing leads to two spacious bedrooms, and a stylish shared bathroom, again recently renovated.



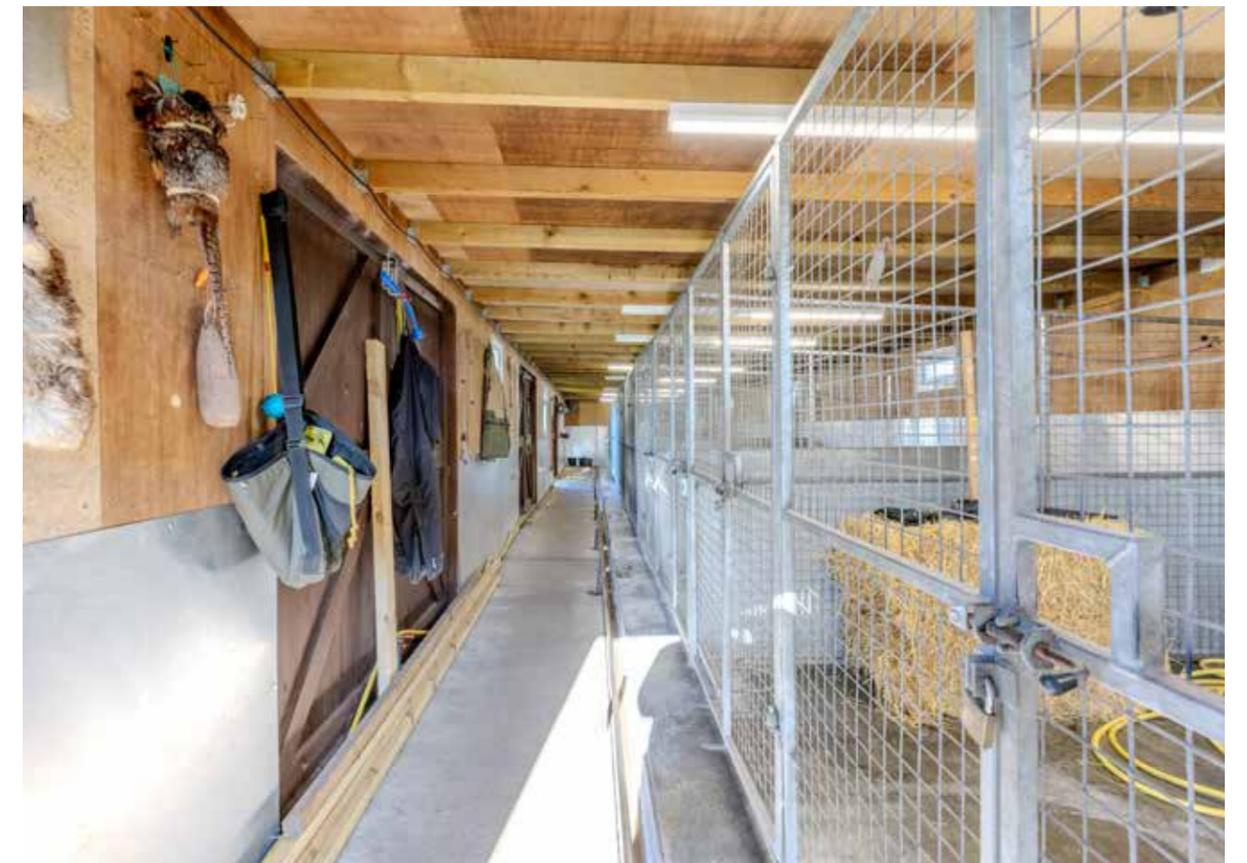




Outside, the lifestyle appeal truly comes into its own. A private shingle driveway provides ample parking, while double gated access to the side leads through to the garage and offers a wealth of further secure parking - ideal for those with a caravan, motorhome or similar.

The grounds are predominantly laid to lawn, embracing that unmistakable big-sky feel, and the owners have created a substantial 19'9m x 4m timber outbuilding on a concrete base, with power, light, water and drainage. Currently utilised as kennels, it also offers exciting potential to be re-purposed as stabling for equestrian use, subject to any necessary consents, or indeed a variety of other uses.

Despite the rural setting, the property sits approximately two miles from the bustling market town of Downham Market, with a wide range of amenities and a rail station with services to London King's Cross.





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 2025 | www.houseviz.com

Barroway Drove

A NATURE LOVER'S PARADISE

Nestled in the picturesque countryside, Barroway Drove offers a delightful escape from the hustle and bustle of city life. Located near the charming town of Downham Market, this quaint village is a hidden gem with its serene surroundings and close proximity to a main train line.

The rural setting of Barroway Drove is a treat for nature lovers and those seeking tranquility. As you wander through the village, you'll be greeted by lush green fields and meandering country lanes. Nature enthusiasts will delight in the diverse wildlife that calls this area home, from birds chirping in the trees to rabbits frolicking in the meadows. Take a leisurely stroll along the village footpaths, where you'll discover hidden gems like picturesque ponds and ancient woodlands. The village also serves as a gateway to the Fens, a unique wetland area known for its scenic beauty and rich biodiversity.

Despite its rural charm, Barroway Drove enjoys excellent connectivity due to its proximity to a main train line. Located just a short distance from Downham Market, the village is well-connected to major cities like Cambridge and London.

Downham Market offers a delightful blend of old-world charm and modern amenities, with a range of independent shops, cafes, and restaurants lining its streets. The town's market, held weekly, is a hub of activity where locals and visitors can explore a variety of stalls offering fresh produce, crafts, and more. The town boasts several notable landmarks, most notably the magnificent Downham Market Clock Tower, an iconic symbol of the town. This impressive structure stands tall in the town centre, serving as a reminder of its rich heritage.



Note from Sowerbys



“...the lifestyle appeal truly comes into its own, embracing that unmistakable big-sky feel.”



SERVICES CONNECTED

Mains electricity and water. Oil fired central heating. Drainage to private treatment plant.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

C. Ref:- 8830-6529-4009-0112-0296

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: ///dentures.powerful.flotation

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS

Sowerbys Estate Agents Limited is a company registered
in England and Wales, company no: 05668606.
Registered office 23 Tuesday Market Place, King's Lynn, England, PE30 1JJ

