



Newbigin Sandy Lane, Southrepps

In Excess of £625,000

Newbiggin Sandy Lane

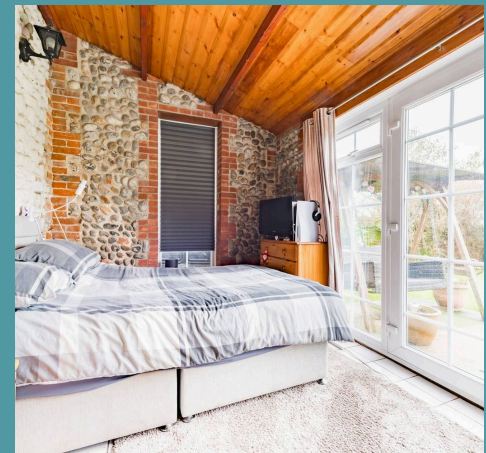
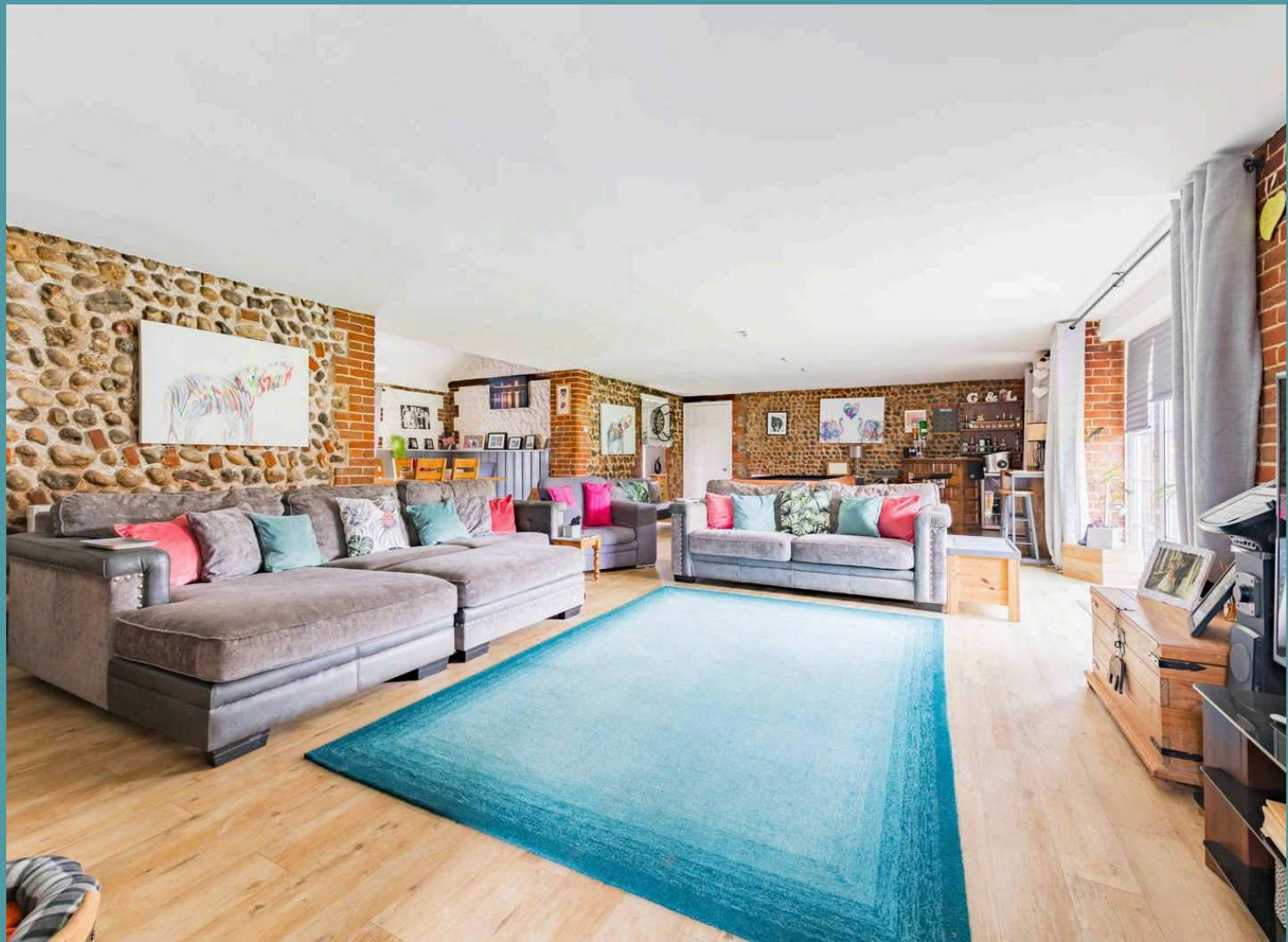
Southrepps, Norwich

Experience the beauty of this four-bedroom barn conversion, where modern design and rustic elegance come together to create a home like no other. The grand entrance sets the tone with its light-filled hallway, leading into a spacious sitting room perfect for both relaxation and entertaining. With a versatile sunroom, generous bedrooms, and a private garden, this home offers ample space for every need. Plus, with a large driveway, garage and potential for further development, it's a rare find that promises both comfort and future possibilities.

The Location

Southrepps is a village that perfectly blends the charm of the North Norfolk countryside with modern amenities. Surrounded by green hills and scenic farmlands, it offers an escape without compromising on access to everyday needs. The village is home to a local pub, ideal for socialising with friends, as well as a well-stocked shop catering to daily needs. For those who enjoy the outdoors, the nearby park offers ample space for recreational activities, adding to the village's appeal.

Steeped in history, Southrepps boasts picturesque thatched-roof cottages, a quaint church and a warm, inviting community. This rural gem is a true reflection of England's beauty, with its peaceful atmosphere and a rich heritage that locals and visitors alike appreciate. The village hall, a hub for various regular users and special events, provides a sense of community while enhancing the village's sense of belonging. The village's close proximity to the coastline is a significant highlight, offering stunning views and easy access to coastal walks, adding a refreshing touch to rural living.





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Sandy Lane, Southrepps

This stunning four-bedroom barn conversion is a true gem, offering a tasteful blend of modern living and rustic elements. The property greets you with a spacious, light-filled hallway featuring a high ceiling, creating an immediate sense of grandeur. From here, you'll enter the expansive sitting room, which stretches the main length of the home, providing ample space for relaxation and entertaining.

A dining nook is conveniently positioned within the room, ideal for family meals. Just off the sitting room is a versatile sunroom, currently being used as a bedroom space, but easily adaptable for a variety of purposes, whether as an office, playroom, or additional lounge area.

The kitchen boasts an excellent size, pamment-style flooring, and exposed beam that enhance the rustic character of the home. A handy WC is also located on the ground floor, offering added convenience for both everyday use and guests.





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Upstairs, the four generously sized bedrooms ensure plenty of space for all the family, complemented by a well-appointed family bathroom. The thoughtful layout provides room to grow, with the potential to further enhance the property or even extend, making this home an ideal investment for the future.

Outside, the property truly shines. To the rear, a large, private garden awaits, featuring charming cobblestone exteriors and a matching wall that encloses the space, offering both privacy and a picturesque setting. The well-maintained lawn provides plenty of room for children to play or for hosting outdoor gatherings. To the front, a large driveway comfortably accommodates up to four vehicles, ensuring ample parking for both residents and guests.

Agents Note

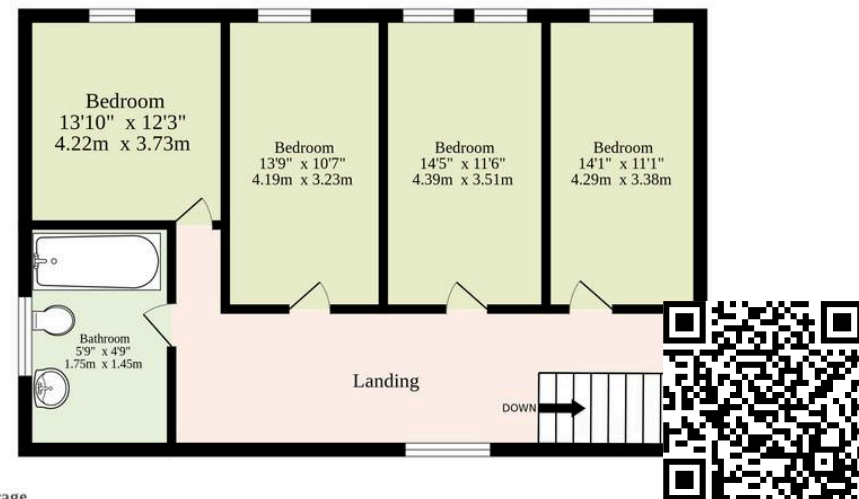
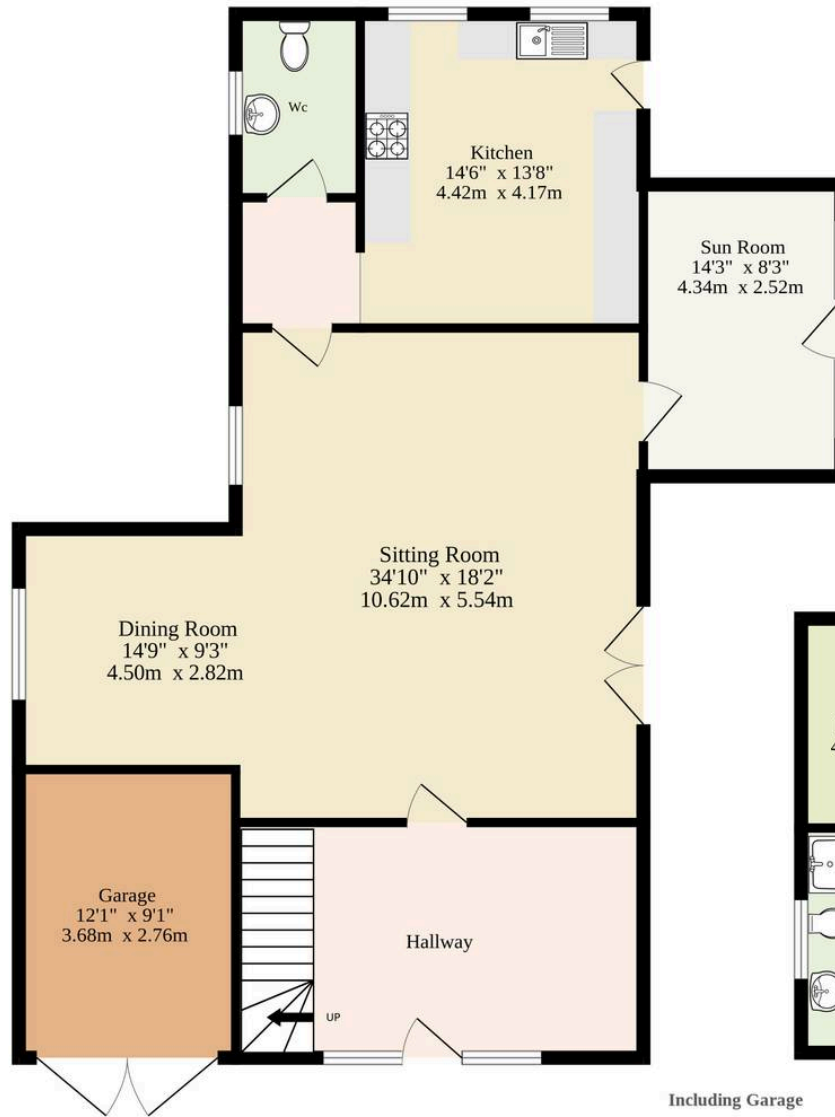
Sold Freehold

Connected to oil-fired heating and the remaining mains services.



Ground Floor
1425 sq.ft. (132.4 sq.m.) approx.

1st Floor
890 sq.ft. (82.7 sq.m.) approx.



Including Garage

TOTAL FLOOR AREA : 2315 sq.ft. (215.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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