

THE STORY OF

Warners End Farm

Saxlingham, Norfolk

SOWERBYS

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Warners End Farm

School Road, Saxlingham, Norfolk
NR25 7LA

Exceptional Farmhouse and Barns Offering 6,500 Sq.Ft. of Versatile Living Space

Bespoke John Lewis of Hungerford-Designed Kitchen, Dining, Pantry, Office, Library and Two Dressing Rooms

Self-Contained Two-Bedroom Cottage Integrated for Flexible Living

Multiple Reception Rooms and a Barn with Cinema System

Principal Suite with Dressing Rooms, and a Luxurious Bathroom and Wet Room

Landscaped Grounds of Circa 1.2 Acres (STMS)

South-Facing Courtyard "Outside Living Room" with Central Fir Tree

Swimming Pool with Italian Porcelain Tiling, Pool House and Outdoor Kitchen

Double Garage with Refurbished Annexe, Balcony and Countryside Views

Modern Comforts: Underfloor Heating, Cast-Iron Radiators, Log Burner, CCTV and Security

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A truly exceptional family home is more than a place to live - it is a place to belong. A backdrop to everyday moments and milestone memories alike, where connection, creativity and calm coexist in perfect balance. Warners End Farm offers exactly that: an enchanting 16th-century farmhouse that wraps you in warmth, character and quiet confidence from the moment you arrive.

Behind its handsome period elevations lies over 6,500 sq. ft. of beautifully varied accommodation, shaped by centuries of family life and thoughtfully evolved for modern living, with extensive recent improvements enhancing both comfort and functionality throughout.

At its heart sits something wonderfully unexpected - a south-facing courtyard affectionately known as the ‘outside living room’. Sheltered, sun-soaked and centred around a striking fir tree, this atmospheric space becomes a natural gathering point, blurring the line between indoors and out and offering a daily connection to nature that feels both restorative and inspiring.

The influence of the surrounding countryside flows seamlessly through the interiors, complemented by a series of carefully curated upgrades including bespoke kitchens, refined utility spaces and beautifully appointed bath and shower rooms, all finished to an exceptional standard. Underfloor heating beneath tiled floors, cast-iron radiators, a new log-burner in the dining area and upgraded heating systems ensure the home is as comfortable as it is characterful, whatever the season.























The ground floor unfolds into a rich collection of reception spaces, each with its own mood and purpose. From the intimate sitting room with exposed beams and a brick fireplace - perfect for cosy evenings - to the breathtaking barn with its soaring volume and drama, ideal for celebrations, entertaining and relaxed cinema nights, discreetly enhanced by integrated surround sound and screen technology.

At the heart of everyday life, the beautifully appointed kitchen and dining area - together with the adjoining pantry, office, library and two elegant dressing rooms - were thoughtfully designed and fitted by John Lewis of Hungerford, combining timeless craftsmanship with exceptional functionality. Alongside this, the home benefits from a superb boot room, laundry and secondary cottage kitchen, creating effortless practicality for busy family living.

Carefully woven into the farmhouse is a charming, self-contained two-bedroom cottage, offering additional accommodation with the perfect balance of separation and connection - ideal for extended family, guests or flexible living arrangements, while remaining fully integrated into the rhythm of the main home.

Upstairs, the home divides into two wings, enhancing privacy and versatility. The principal suite is a sanctuary of indulgence, complemented by refined dressing rooms and a beautifully finished bathroom and wet room. Further bedrooms are generously proportioned and supported by additional luxurious family bathrooms, all designed with timeless style and everyday comfort in mind.























Outside, the grounds are as captivating as the house itself and extend to around 1.2 acres (STMS). Thoughtfully landscaped gardens, multiple courtyards and newly created patio areas provide spaces for both entertaining and reflection. The swimming pool has been transformed into a true outdoor destination, complete with porcelain tiling, a stylish pool house with changing facilities, and an outdoor kitchen with log burner - perfect for long summer evenings and weekend gatherings.

A sweeping gated driveway leads to generous parking and a substantial double garage, finished to a high standard and crowned by a beautifully reconfigured annexe offering two bedrooms, a modern kitchen, refurbished bathroom and a striking sculpted metal balcony with far-reaching countryside views - ideal for guests, extended family or independent living.

Throughout the home, solid oak window frames, shutters, doors and gates enhance both security and craftsmanship, while extensive rewiring, modern fuse boards, central fire and security systems, CCTV and refined lighting and ironmongery ensure peace of mind and effortless living.

Warners End Farm is not simply a house; it is a lifestyle - a place where historic charm meets contemporary comfort, and where family life can flourish in a setting of rare beauty, privacy and refinement.

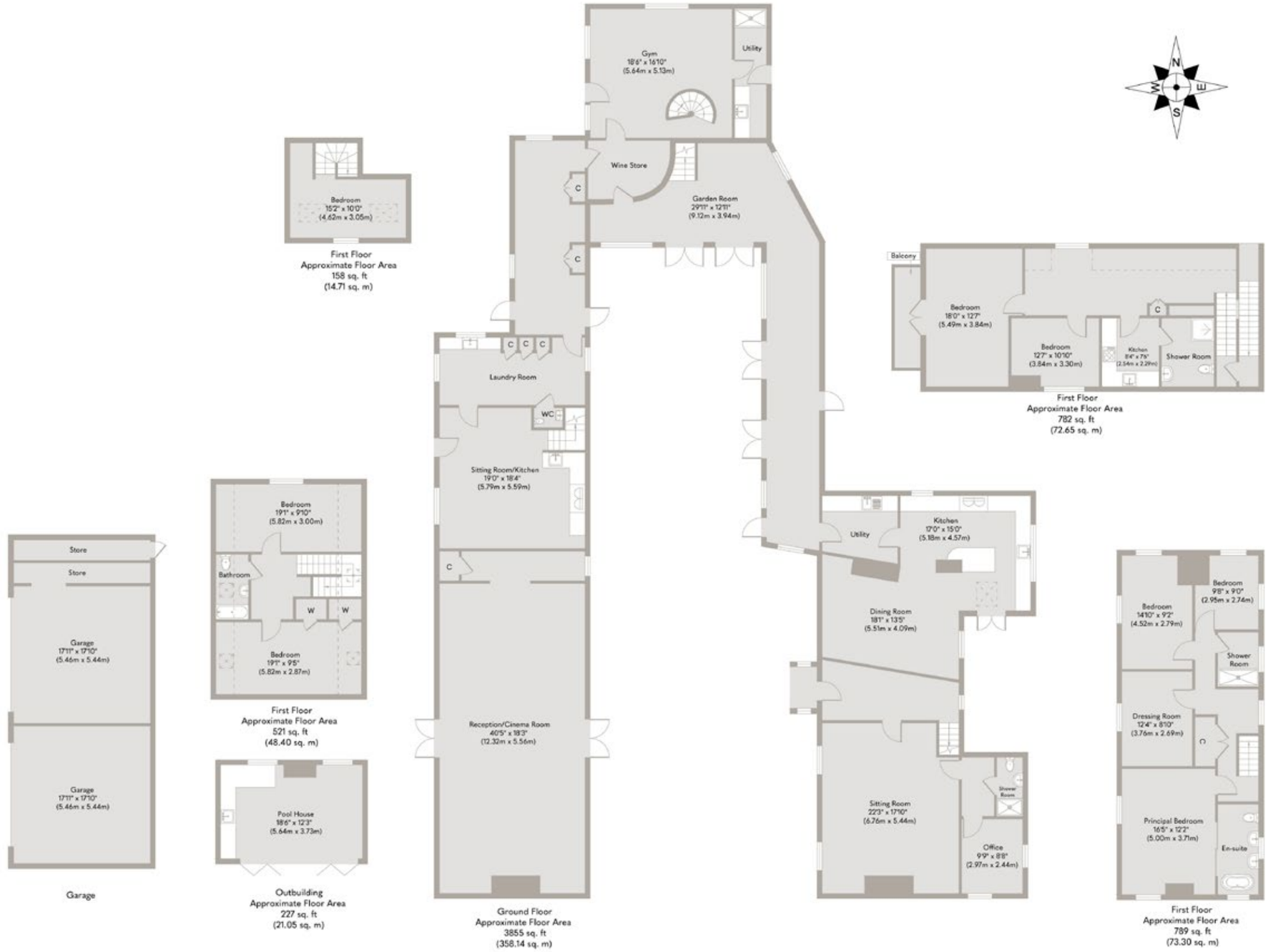












Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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Saxlingham

A WELCOMING COMMUNITY TO CALL HOME

A pleasant small, rural and very quiet North Norfolk village, Saxlingham is conveniently located for Holt and Blakeney. The village has a 15th Century church (St Margaret's) and is within the civil parish of Field Dalling, which also has a church and village hall, holding various social events throughout the year. Also nearby are Langham, which has a 400 year old pub, The Bluebell, and Letheringsett, with an excellent arm shop and cafe, and a popular pub. The village's working watermill also houses a yoga studio and an antiques shop.

Just four miles away, a strong sense of community thrives among the proud residents and local businesses of Holt, and many of the latter champion the local 'Love Holt' initiative which waves the flag for the independent shops that add vibrancy to the Georgian town centre. Throughout the year, there are plenty of local events including a summer Holt Festival and 1940s Weekend, which takes over the town and 'Poppy Line' heritage railway that runs between here and Sheringham.

Life moves at a leisurely pace in Holt, and there are plenty of places to idle over a coffee or bite to eat. Believed to be the oldest house in town, Byfords deli and café is a central landmark and fabulous place to stop and watch the world go by. There's no need to hurry home – relax and enjoy country life! On the edge of town is the eponymous Gresham's school.









Note from Sowerbys



"...a place where family life can flourish in a setting of rare beauty, privacy and refinement."

SERVICES CONNECTED
Mains electricity and water. Private drainage. Oil fired central heating.

COUNCIL TAX
Band G.

ENERGY EFFICIENCY RATING
E. Ref:- 2674-3059-2202-6716-3204

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: ///standards.blizzard.website

AGENT'S NOTE
A section of the garden is rented under a 20 year lease until 31/3/37 for a peppercorn rent.

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

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