

SOWERBYS

Norfolk Property Specialists



Hayes Barton

Nethergate Street, Harpley, King's Lynn, Norfolk, PE31 6TW

Guide Price £650,000



Viewing by appointment with our

King's Lynn Office 01553 766741 or kingslynn@sowerbys.com



HAYES BARTON

Hayes Barton is an elegant Georgian property sitting in a prominent position on a large plot (approaching half an acre, STMS) within the exceptionally popular rural village of Harpley. Thought to have originally been built in 1729, as indicated by a date stone, the present owners have firmly brought this home into the 21st century, with sympathetic adjustments and a fabulous new extension, the property meets the demands of modern living whilst critically retaining its period character and charm.

The properties primary access is now logically to the rear, through a newly created and enviable Norfolk boot room with WC - the perfect spot to de-kit after a day out in the country.

The generous main reception rooms enjoy gorgeous period features including exposed beams and an inglenook fireplace and are well proportioned for entertaining, day-to-day family life or just cosying up for the evening.

To the rear, a new extension accommodates an impressive new kitchen/breakfast room with a multitude of integrated appliances and an enormous central island unit - bi-fold doors lead to the patio area which enhances the space brilliantly. Accompanying the culinary exploration area, is a large utility space with additional sink and further storage units.

Upstairs are three good-sized double bedrooms and a further single bedroom/study. The principal bedroom offers fabulous views over the garden and is served by an en-suite bathroom, with the remaining rooms utilising the family bathroom with bath and shower.

Outside the property has an impressive garden surrounded by mature shrubs, trees and colourful foliage that sees it transform through the seasons, offering an enviable slice of country heaven.

Concluding the external elements is the former stables and coach house, ideal for additional storage, a workshop, home studio or perhaps potential for conversion to an annexe (subject to the relevant planning permissions). This is coupled with off-road parking for multiple vehicles.

Positioned opposite the Rose & Crown pub, this spectacular property is hard to miss and ideally situated to benefit from the immediate amenities of both the local community and those of surrounding towns and villages. Sowerbys highly recommends first hand viewing to fully appreciate this tremendous home and location.



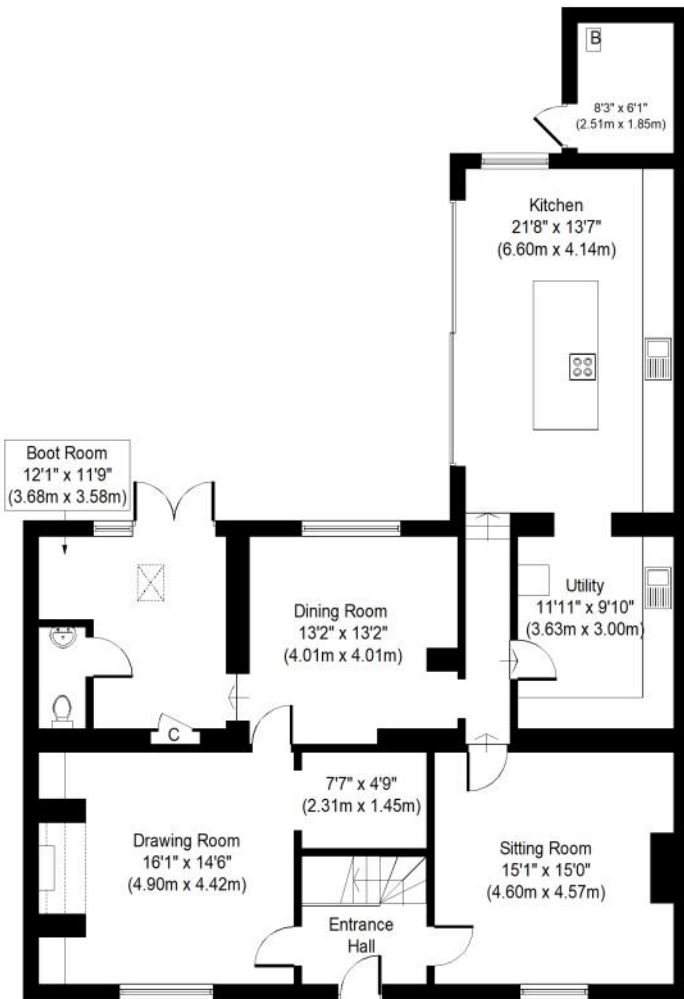
KEY FEATURES

- Elegant Georgian Property
- Popular Village Location
- Period Features
- Impressive Kitchen/Breakfast Room
- Three Reception Rooms
- Three Double Bedrooms
- En-Suite to Principal
- Delightful Garden
- Versatile Former Stables
- Off-Road Parking for Several Vehicles

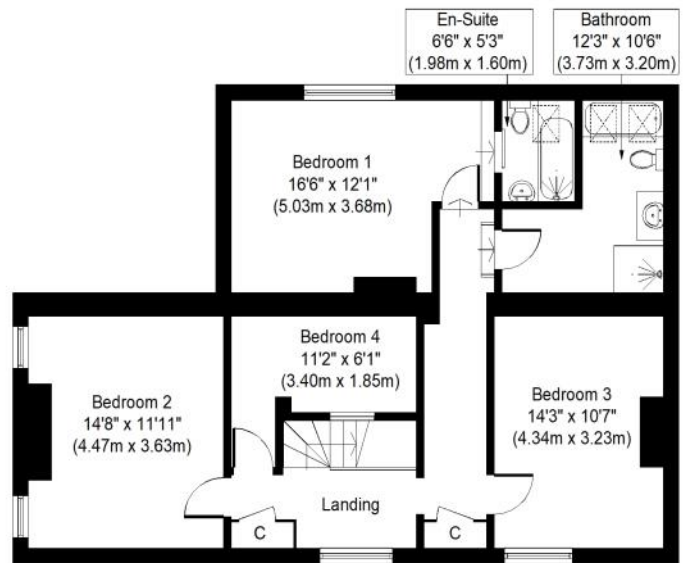








Ground Floor
Approximate Floor Area
1489 Sq. ft.
(138.3 Sq. m.)



First Floor
Approximate Floor Area
955 Sq. ft.
(88.7 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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HARPLEY

Harpley is a popular village situated between the market towns of King's Lynn and Fakenham. The village has a country store, cafe and pub. The neighbouring village of Great Massingham has a doctor's surgery. Harpley is well placed for easy access to the North Norfolk coast with its unspoilt beaches and salt marshes.

SERVICES CONNECTED

Mains water, electricity and drainage.

COUNCIL TAX

Band E.

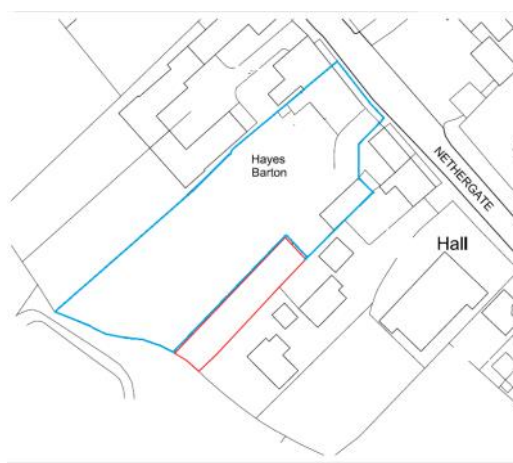
ENERGY EFFICIENCY RATING

E. Ref:- 0991-2892-6335-9702-0821.

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.

AGENT'S NOTE

A portion of the original garden is currently in the process of being sold to neighbouring properties to be utilised as garden, as indicated by the red outline area in the image below. Indicative drawings only, not to scale.



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1 King Street, King's Lynn, Norfolk, PE30 1ET
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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.

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