



SOWERBYS

## 6 BEXWELL HALL FARM BARNs

Bexwell Lane, Bexwell,  
Downham Market, PE38 9LZ





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- Characterful Barn Conversion
- Beautifully Presented with a High Specification Finish Throughout
- Bright and Spacious Accommodation
- Stunning 'L' Shaped Kitchen/Living Room
- Spacious Sitting Room with Woodburning Stove
- Dining Room with French Doors to Garden
- Four Double Bedrooms
- Family Bathroom and Two En-Suites
- Wonderful Field Views
- Ample Parking Space
- Lovely, Low Maintenance Garden

King's Lynn Office

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Sowerbys are delighted to present to the open market 6 Bexwell Hall Farm Barns, a superbly appointed four/five bedroom end terraced barn conversion situated in an idyllic location providing stunning views over far reaching fields. The vendor has elevated this property to an exquisite level - creating a little bit of heaven in a Norfolk setting. The latest addition to the property is a beautifully finished open plan kitchen centred around a wonderful kitchen island - such a statement and complement to an already elegant barn conversion. One must visit this property to appreciate everything that it has got to offer.

As you head down the drive leading to the property a sense of seclusion and tranquillity becomes apparent. Through the gated access which provides that extra privacy the barn reveals itself in all its beauty. The glazed front entrance door floods the entrance hall with light and, with its high vaulted ceiling and exposed beams, this sets the tone for the entire property. The study immediately to the left is a must-have addition to any modern property and with views over the landscaped garden, it's a superb setting in which to work from home. The sitting room is charming, with chunky wooden beams, a beautifully appointed log burner, and double windows to the front this feels like the ideal space to relax in the evening. Adjoining the sitting room, the reception hall provides access to the upper level and the ground floor WC, whilst glass panelled french doors give access to the formal dining room. Just like the sitting room this room is superbly appointed with a sophisticated yet comfortable feel, with exposed brick wall, floor to ceiling windows, exposed beams and further access to the 'L' shaped kitchen/sitting area. The kitchen itself is sensational and worthy of an award! With a range of high specification base and wall units, integrated appliances, quartz worktops, Belfast sink and a dazzling central island, this is without doubt the hub of this stunning barn conversion, and is perfect for entertaining family and friends.

Moving to the first floor the same level of elegance is present throughout. With four bedrooms, all of which are double in size, and a family bathroom this property was designed to cater for a variety of needs. Two of the bedrooms benefit from having access to their own en-suite and the principal bedroom suite also has a walk-in dressing room which is also sufficiently large enough to be used as a fifth bedroom or nursery, particularly as it is accessed off the inner hall leading to the principal bedroom suite. Just like downstairs, the upper level is packed with character - from vaulted ceilings and exposed beams to exposed brickwork and floorboards.

Outside, the garden has been designed to be a low maintenance space, ideal for alfresco dining, and with space for ball games, or even to create your own vegetable plot if you wish. There is parking space for several vehicles and it's thought it would be possible to add a cart lodge, subject to the relevant consents. Fully enclosed, extremely private and with stunning field views, this property is a true Norfolk gem, and one not to be missed!



























## BEXWELL

Bexwell is a small village situated just outside Downham Market, to the east. Downham Market is one of Norfolk's oldest market towns and it can be traced back to Saxon times. The town has a good range of shops and a busy market on Fridays and Saturdays as well as a range of schools and nurseries including a college. There are many attractive houses and buildings and an unusual gothic black and white town clock. There is a mainline railway station that goes to London King's Cross (1 hour and 30 minutes). It is an ideal place for walking or cycling and the peaceful waterways are excellent for boating and fishing. Nearby at Welney is the famous Wildfowl and Wetlands Trust nature reserve, which is very popular with birdwatchers. In November the Festival of Swans is held where visitors can observe the over-wintering swans. King's Lynn (11 miles away) has an excellent variety of shops, supermarkets, places to eat, ten-pin bowling alley, swimming pool, football club, cinema, theatre and three impressive churches. There are many services within the town including the Queen Elizabeth Hospital, police station, fire station, primary schools, three secondary schools, college and a library. King's Lynn is connected to the local cities of Norwich and Peterborough via the A47 and to Cambridge via the A10. There is a mainline rail link via Cambridge to London King's Cross (1 hour and 40 minutes).

## SERVICES CONNECTED

Mains electricity and water. Drainage to septic tank. Oil fired central heating.

## COUNCIL TAX

Band F.

## ENERGY EFFICIENCY RATING

E. Ref:- 2639-0821-6000-0084-9226

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.

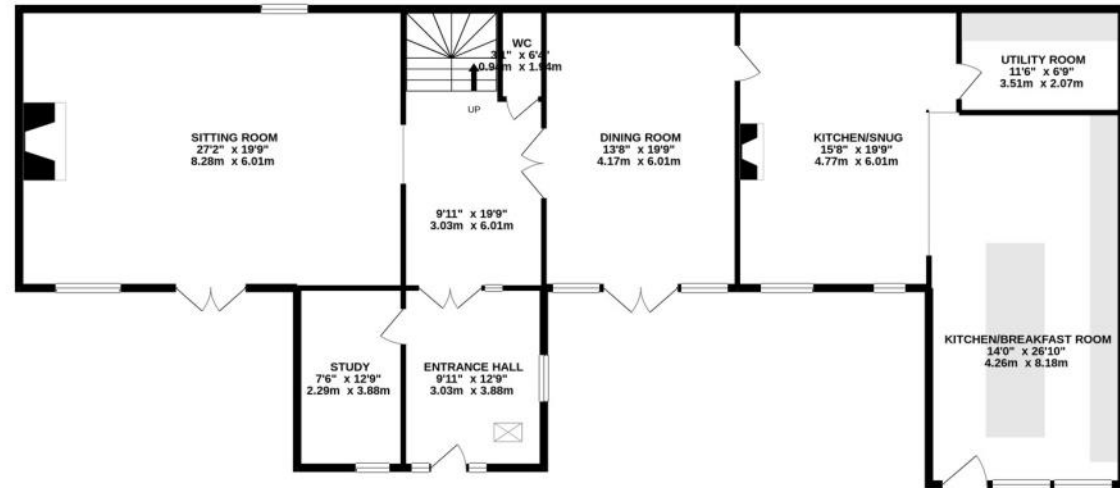


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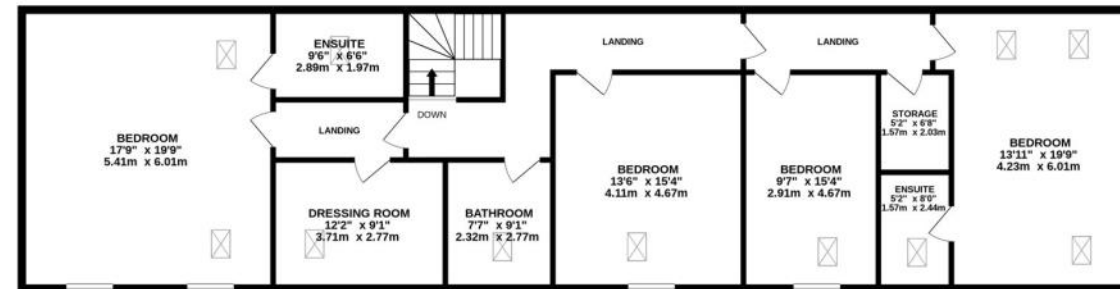




**GROUND FLOOR**  
1926 sq.ft. (179.0 sq.m.) approx.



**1ST FLOOR**  
1544 sq.ft. (143.5 sq.m.) approx.



**TOTAL FLOOR AREA : 3471 sq.ft. (322.4 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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