

SOWERBYS

Norfolk Property Specialists



Barns 2 & 3

Summer End Farm, Narford Lane, East Walton, King's Lynn, Norfolk, PE32 1PS

Offers In Region Of £400,000



Viewing by appointment with our

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



BARNs 2 & 3

The West Acre Estate covers an area of 8,500 acres (sts) of beautiful lowland, mixed woodlands, wetlands to include peatlands and marsh, rivers and streams, grassland and meadows, and supports a mosaic of habitats for Roe Deer, Red Deer, Exmoor Ponies, White Park Cattle and Iron Age Pigs.

Sowerbys are delighted to work with the West Acre Estate and bring to the open market this fabulous opportunity to convert a collection of two Grade II Listed barns, set against a beautiful woodland backdrop on a plot extending to around 1.8 acres. Interested parties should be aware that of the three units indicated in Appendix 1, only units 2 and 3 remain available, with unit 4 already sale agreed and awaiting conversion.

Unit 2 has an internal floor area measuring around 141m² with planning for a two-storey dwelling consisting of a ground floor open kitchen and living area, separate bathroom and bedroom and a further bedroom to the first floor. Externally there are two garage units.

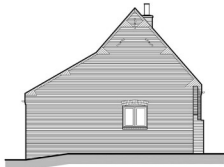
Unit 3 has an internal floor area measuring around 348m² with planning for a two-storey dwelling consisting of a ground floor open kitchen and dining area with separate utility, bedroom with a dressing room and en-suite, a connecting library, a generous single storey sitting room, a lobby with a cloakroom and practical store. Stairs rise to a first floor seating area with separate doors leading to a family bathroom and three further double bedrooms; the principal bedroom with en-suite. Externally there is covered storage and three garage units.

Planning Reference - King's Lynn & West Norfolk Borough Council
17/00378/F

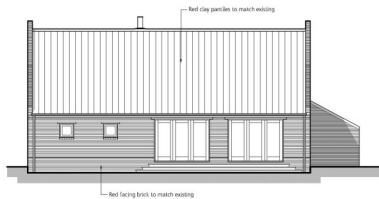
UNIT 2



East Elevation
Scale 1:100



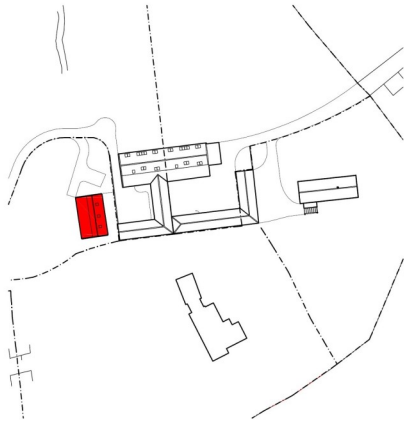
South Elevation
Scale 1:100



West Elevation
Scale 1:100



North Elevation
Scale 1:100



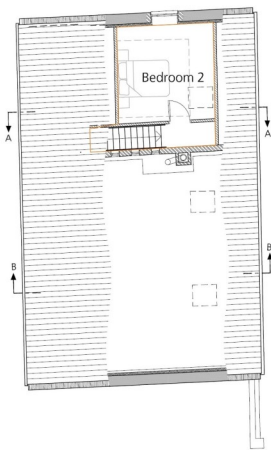
Identification Plan
Scale 1:1250



Section A-A
Scale 1:100

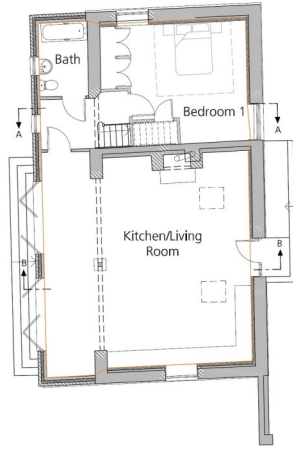


Section B-B
Scale 1:100



First Floor Plan Scale 1:100

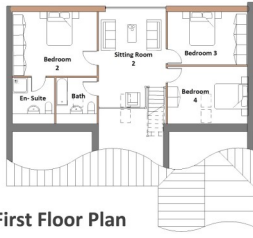
CONVERSION AS PREVIOUSLY
APPROVED UNDER 2/01/0182/CU



Ground Floor Plan Scale 1:100

Demolish existing structure to be
demolished/removed

UNIT 3



First Floor Plan



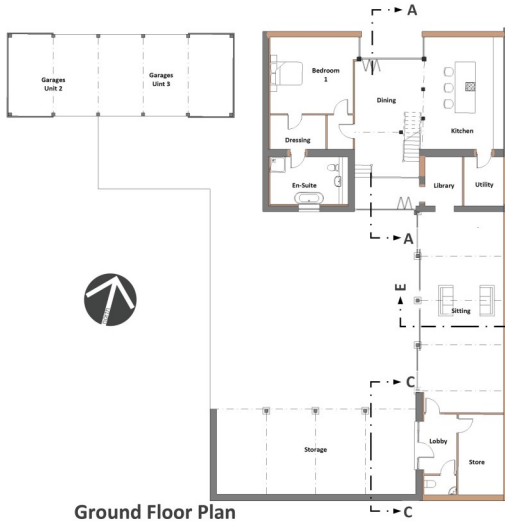
Section AA



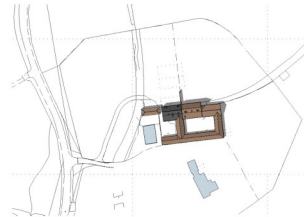
Section CC



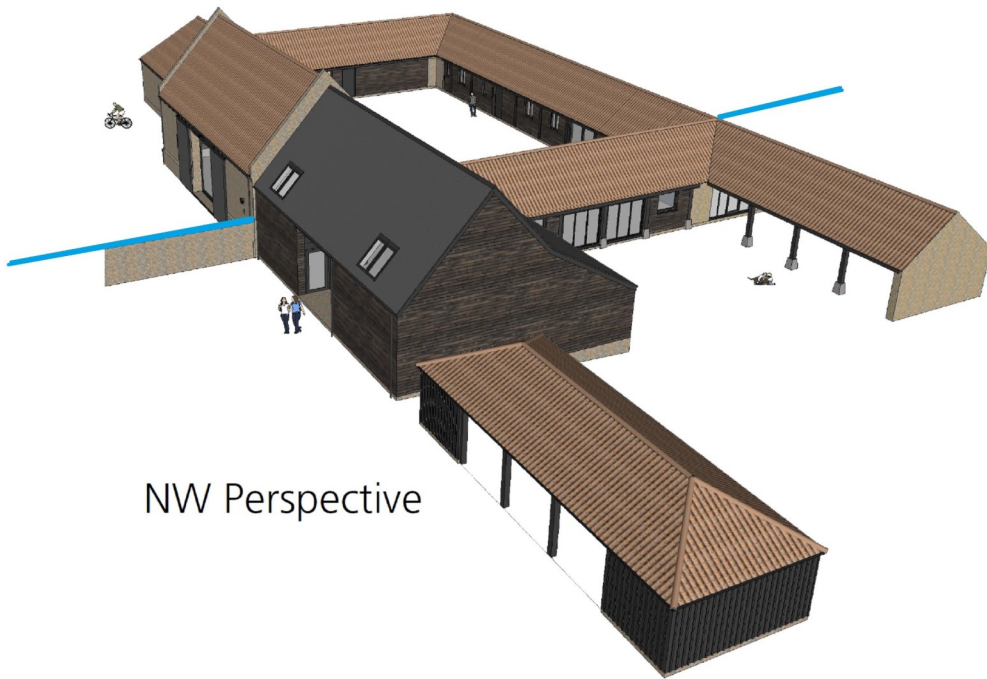
Section EE



Ground Floor Plan



Identification Plan
1:1250



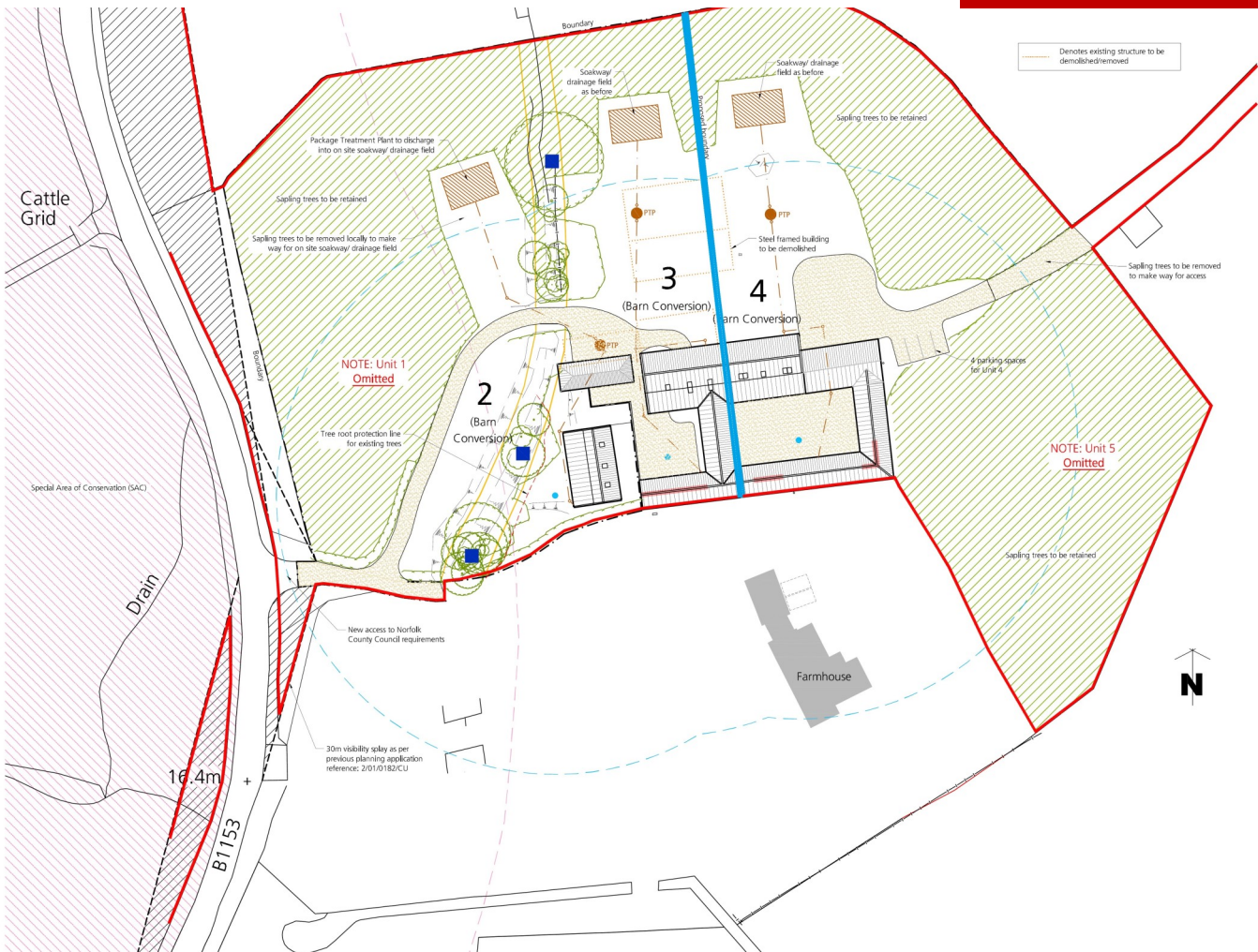
NW Perspective



KEY FEATURES

- Opportunity to Convert a Collection of Two Grade II Listed Barns
- Beautiful Woodland Setting
- Planning for Two, Two Storey Dwellings
- Planning Reference: 17/00378/F
- Plot Extending to 1.8 Acres (sts)

APPENDIX 1



EAST WALTON

East Walton is a small hamlet which lies between the town centres of King's Lynn and Swaffham. This idyllic location has easy access to the bustling market town of Swaffham, which has various shops, antique stores, leisure facilities and several supermarkets. The main trunk road of the A47 is a few minutes' drive which allows easy travelling access to the city of Norwich or the A11 to Newmarket which in turn leads to London. King's Lynn also has an array of shops and superstores and the town boasts an abundance of activities from ten pin bowling to restaurants and a cinema. There is the train station which has a direct link to London King's Cross (approx. 1 hr 50 mins) and to Liverpool Street (approx. 2 hrs).

SERVICES REQUIRED

Mains electricity, borehole water supply, and private treatment plant.

ENERGY EFFICIENCY RATING

An Energy Performance Certificate is not required for this property due to it being Grade II listed.

AGENT'S NOTE

Planning Reference - King's Lynn & West Norfolk Borough Council 17/00378/F

Considerations will need to be made regarding some shared areas within the overall development, to include the demolition of a redundant agricultural unit.

Viewing by appointment with our King's Lynn Office:
1 King Street, King's Lynn, Norfolk, PE30 1ET
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