



SOWERBYS

ASH TREE BARN

Narford Road, Narborough,
PE32 1HZ



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- A Unique Opportunity
- Currently Run as a Wedding Venue
- Carrstone and Brick Barn Conversion
- Seven Bedrooms
- Five En-Suites, One Bathroom and Separate WC
- Ample Off Road Parking
- Underfloor Heating Throughout
- Spanish Courtyard Garden
- Grounds of 3.5 Acres (stms)
- No Onward Chain

King's Lynn Office

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Pleasantly situated in the heart of the Norfolk countryside, Ash Tree Barns sleeps up to twenty people. A luxurious boutique style property, idyllically positioned on 3.5 acres of land (STMS), making it a perfect venue for a host of events, from weddings, corporate, private celebrations and self catering. This contemporary barn conversion is a traditional Norfolk carrstone and brick build, offering an abundance of character and charm. Internal features range from exposed gabled ceilings, beams and brickwork to open fireplaces, antique roll-top and giant plunge slate baths. Ash Tree Barns offers extremely versatile accommodation, where the majority of the rooms access and overlook a completely secluded and enclosed Spanish courtyard garden. The living areas present an attractive outlook through fold back picture windows creating an open extension to the sun terrace and fountain.

Both reception rooms are extremely well proportioned; the living room, although large enough to entertain at least fifty guests with majestic vaulted ceilings, also feels cosy and welcoming and the triple set of french doors allow this space to be flooded with light. It is cleverly arranged to not only be an additional dining area but also a comfortable seated area in front of the roaring fire. Similarly, the open-plan reception hall features an exposed gabled ceiling and open fireplace, along with splendid courtyard views and multipurpose dining and lounging entertaining zones. There are seven individually themed bedrooms, one with an adjoining bedroom, and six bathrooms, five of which are en-suite facilities including some impressive slate wetrooms.

The well-equipped professional kitchen is perfect for any chef to showcase their culinary skills, with stunning sunset views overlooking the front lawned garden, this truly is a family kitchen with character and functionality. The stainless steel worktops work sympathetically with the exposed brick, carrstone and timber in this contemporary space. There is also a separate pantry and utility room which is easily accessible.

Outside is certainly as impressive as the inside at Ash Tree Barns. A long, sweeping gravel drive lined with ash trees leads you through the lawned garden up to the front of the barn. There is ample parking available and a field to the side hosts a fantastic firepit, so you can spend your evening toasting marshmallows and relaxing with friends and family. This large open space adorned by magnificent laurel bushes can accommodate a marquee for up to 200 people. To the rear, the aforementioned Spanish courtyard allows access through wrought iron gates to the rear garden, another area perfect for a marquee for large events. A woodland area also located behind the property contributes to this picturesque venue.

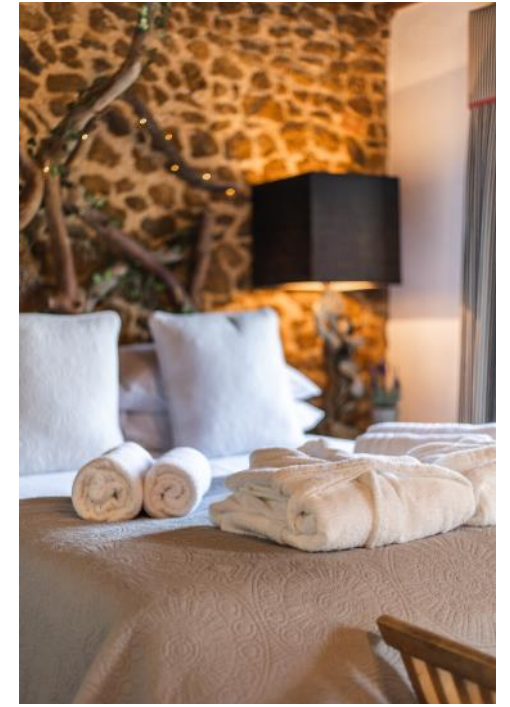
Such is the popularity of the venue, it has recently featured in the Sunday Times '25 Best Cottages In The UK' feature, television programme Escape to the Country, and has been used for filming reality TV programmes.

Ash Tree Barn is a unique opportunity to acquire a successful high end business and has the benefit of being sold chain free.













LOCATION

Narborough is a small village about eleven miles east of King's Lynn on the Norwich road. It was a major settlement around 300AD but was destroyed in local tribal battles. There is Narborough Hall, a major country house with regular art exhibitions. It also has the famous trout lakes and trout smokery. It has a post office, a first school, Chinese restaurant and the church of All Saints. The river Nar passes through the village offering renowned chalk stream trout fishing and beautiful river walking including the picturesque Nar Valley Way which continues through to Castle Acre and beyond.

SERVICES CONNECTED

Mains water and electricity. Private drainage. Oil fired central heating with underfloor heating throughout. Telephone and Broadband connected.

COUNCIL TAX

Exempt.

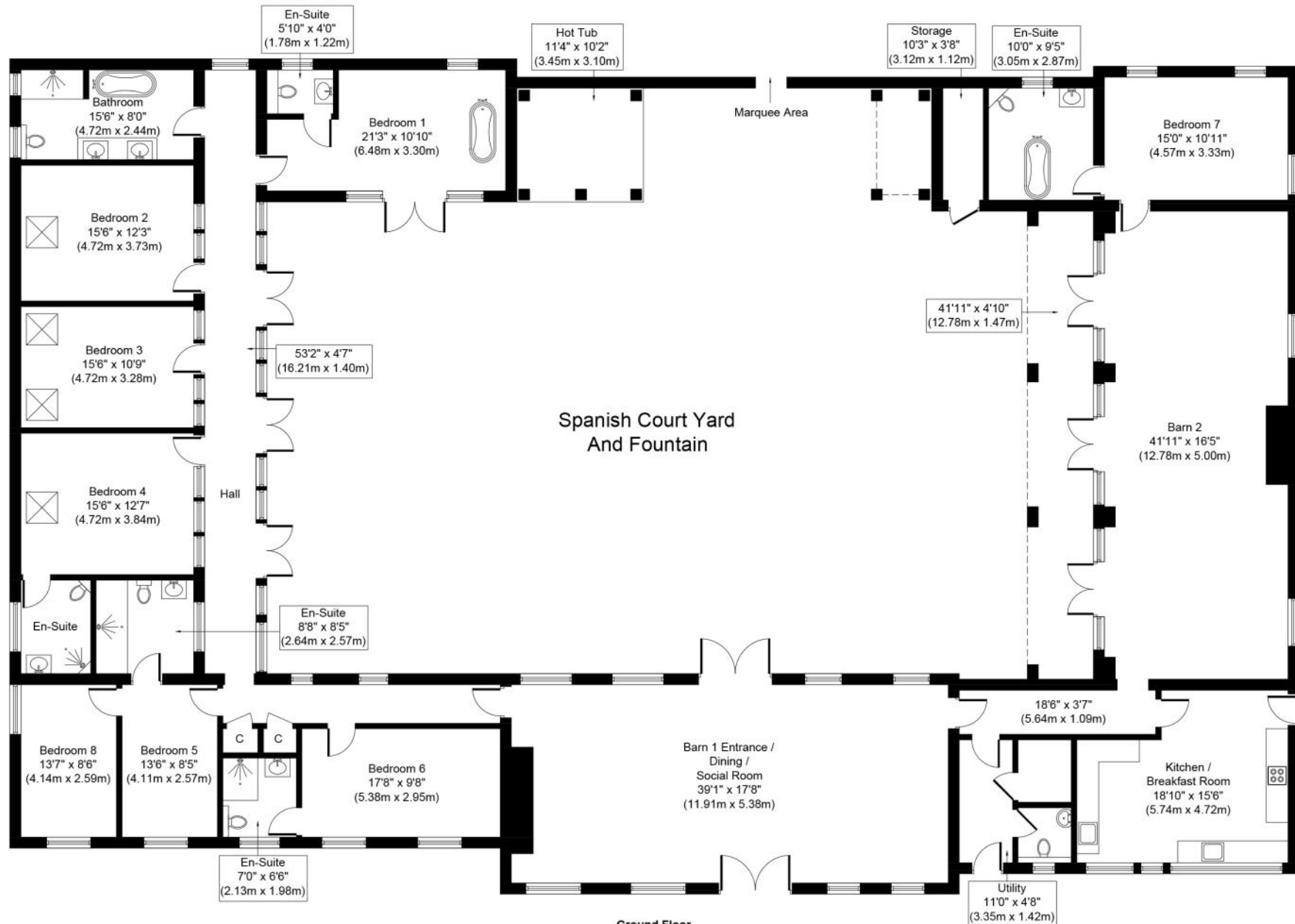
ENERGY EFFICIENCY RATING

E. Ref:- 0557-2820-7064-9423-4775

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
 Approximate Floor Area
 4476 Sq. ft.
 (415.8 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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