

THE STORY OF

The Old Granary

Shingham, Norfolk

SOWERBYS





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The Old Granary

Shingham, Swaffham, Norfolk
PE37 8AY



Stunning Detached Barn Conversion with
Grounds Extending to 0.6 Acres (STMS)

Converted in 1999 to an Exceptional Standard

Wonderful Location Panoramic
Far-Reaching Field Views

Outstanding Brick and Flinted Gable End

A Wealth of Exposed Beams and
Timbers Throughout

Four Bedrooms Including Principal En-Suite

High Specification Kestrel Fitted Kitchen

Stand-Out Open-Plan Living Space

Sitting Room with Central
Exposed Brick Fireplace

Double Garage and Adjoining Workshop



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“Wake up to panoramic far-reaching views in the epitome of Norfolk property - an immaculate barn.”

Passing your double five-bar gates, take the sweeping shingled driveway and meander to meet a detached double garage and adjoining store/workshop.

Welcome to The Old Granary, converted in 1999 by a local craftsmen. Step through the door into a spacious porch, flooded with natural light through full height glazed windows.

The character of this home charms all who visit; from exposed timber and beams in the open-plan living space, separated by a centrally positioned exposed brick fireplace and chimney breast. Winter evenings will be spent here keeping toasty in front of the inset wood-burning stove.








A staircase extends from the dining room up towards the first floor landing and into the double height vaulted ceiling above (but more on that later).

Friends, family and guests will enjoy time together in the kitchen/breakfast room which hosts a high specification Kestrel fitted kitchen, complete with granite worksurfaces, a large return island and all of the integrated appliances you could desire!

“While away the day soaking up the outdoor space through panoramic windows, beautifully showcasing stunning views to the rear garden and beyond!”

Additionally a utility room and cloakroom complete the ground floor.





“Step through the door into a spacious porch, flooded with natural light through full height glazed windows.”



SOWERBYS — a new home is just the beginning





Taking that central staircase leads you up into the vaulted ceiling and onto a spacious landing around which four bedrooms and the family bathroom are apportioned.

“There are a wealth of exposed beams and timbers to be discovered throughout the first floor...”



The principal suite having a wonderful exposed brick feature wall and is well-served by its own en-suite with a spacious walk-in shower.



There are a wealth of exposed beams and timbers to be discovered throughout the first floor with an exceptional sense of space provided by the high and vaulted ceilings and large windows which perfectly frame the stunning views.

Outside, The Old Granary is positioned on a quiet country no-through road with the plot extending to approximately 0.6 Acres (sts).

On a summer's eve alfresco dining calls to be enjoyed on a pleasant patio, tucked within a lawned garden bounded by brick and flint walls.

Perhaps serve up the fruits of your orchard, a real delight to explore with a broad variety of trees.

The remaining garden wraps around the property, is laid to lawn with mature trees and borders containing a variety of shrubs.


“Perhaps serve up the fruits of your orchard, a real delight to explore with a broad variety of trees.”

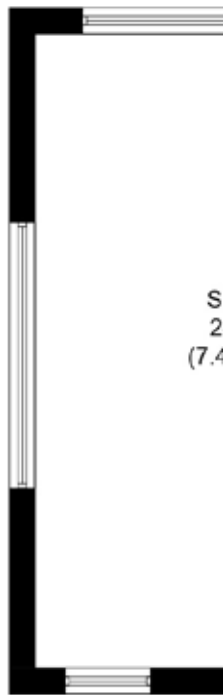
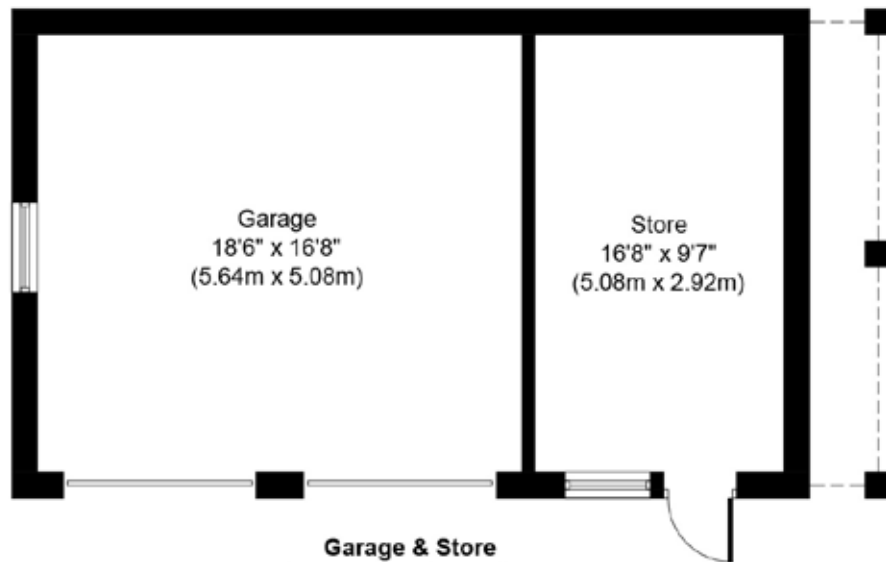




“The views are amazing and panoramic throughout the seasons - which are constantly changing!”



 = Reduced

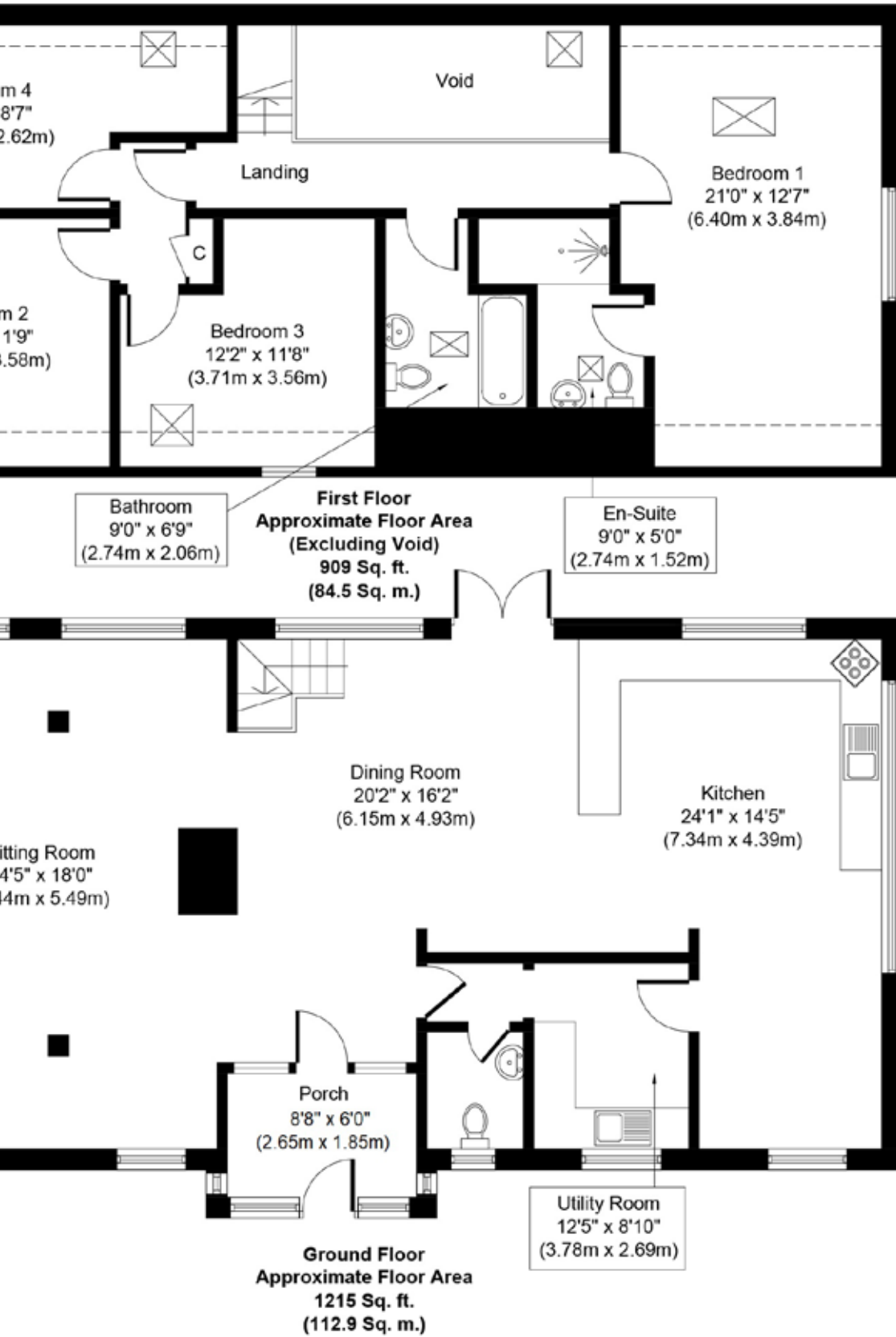


Garage & Store
Approximate Floor Area
478 Sq. ft.
(44.4 Sq. m.)

(Not Shown In Actual Location / Orientation)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospect as to their operability or effect.
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ed headroom below 1.5m / 5'0



of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, give purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee efficiency can be given.

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ALL THE REASONS

Shingham

IN NORFOLK
IS THE PLACE TO CALL HOME



Situated nearby to Beachamwell, south west of Drymere and only 10 minutes away from Swaffham - a

thriving and historic market town situated approximately 15 miles east of King's Lynn and approximately 30 miles from Norwich.

There is an extensive range of local amenities including a Waitrose, Tesco, Asda, further shops, pubs and restaurants, three doctors surgeries and primary, secondary and higher schools together with a variety of leisure and sports activities including an excellent Golf Club.

The town has an extremely popular Saturday market and many interesting historic buildings including the parish church and 'The Buttercross'.

Perched on the banks of the River Ouse, King's Lynn has been a centre of trade and industry since the Middle Ages, and its rich

history is reflected in the many beautiful buildings which still line the historic quarter.

Originally named Bishop's Lynn, during the reign of Henry VIII the town was surrendered to the crown and took the name King's Lynn. During the 14th century, Lynn was England's most important port, dominated by the Hanseatic League. Although the growth of London later eroded the port's importance, ship-building and fishing became prominent industries, the latter of which is documented at True's Yard Museum.

A stunning cluster of Georgian architecture sits to the west of town and the streets surrounding The Walks, a Grade II listed, 17-hectare park where elegant folk once promenaded. Families still enjoy weekend walk or a Sunday concert in the park and don't miss The Red Mount, once a wayside stop for pilgrims headed to the shrine of Our Lady of Walsingham, to take in the incredible, elevated views.



Note from the Vendor



“Our favourite spot in the house has to be by the kitchen window, looking out across the fields with a morning coffee.”

THE VENDOR



SERVICES CONNECTED

Mains electricity, water and septic tank drainage. Oil fired central heating (boiler replaced in 2020). Daikin air conditioning to some rooms. Telephone and broadband connections.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

To be confirmed.

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.

SOWERBYS



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