



THE STORY OF

The High Barn

Tilney All Saints, Norfolk

SOWERBYS



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The High Barn

Church Lane, Tilney All Saints, Norfolk
PE34 4GA

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No Upward Chain

Investment Opportunity

Characterful Barn Features

Versatile/Flexible Accommodation

Village Location

Easy Access to Major Amenities

Minutes to the Train Line

Six Double Bedrooms

Ample Secure Parking

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“An elegant, large family home which has space for everyone blended with a homely and traditional feel - echoed in the wonderful timbers used throughout.”

An approach on a private drive sees this property reveal itself, nestled back off the main road down a leafy country lane. As you gaze upon The High Barn, its elegant forward elevations possess a satisfying symmetry giving an initial indication of the scale of this home.

The High Barn was originally built in the 15th century, but in 2008 received a re-build to very high-specifications. The work, whilst modernising the property, sympathetically kept the original layout and brickwork - meaning that this home deliver a wonderful mixture of old and new.

A sheltering storm porch, with doors on either side, is an unusual but fantastically

practical entrance with space to remove footwear after enjoying a stroll in some of Norfolk's glorious countryside. Furthermore, should young or old be taking a little longer getting themselves inside - or perhaps just putting shopping away, the additional access just helps alleviate any potential congestion.

The main entertainment and family spaces take centre stage, fully embracing the changing ceiling heights to gently accentuate the zones. With high-vaulted ceilings to the living room - lowering down to the kitchen end - it's fantastic for large gatherings. However, its sympathetic use of exposed timbers it retains a cosiness throughout.







The rear section of the ground floor accommodation comprises of a utility room, shower room, children's play room and a double bedroom/study. This lends itself brilliantly to being delicately portioned off, perhaps for multi-generational living, visiting guests or even working from home.

To the first floor is a mezzanine living room, leading to a galleried landing with two very generous double bedrooms, with the principal enjoying its own well considered en-suite shower room. Both feature spectacular oak framed windows which flood the area with natural light, emphasising the expansiveness and - of course - the wonderful charm of the barn's gorgeous construction. It also, rather helpfully, gives a view down to the main living area to keep a watchful eye on proceedings - ideal for those with young children.

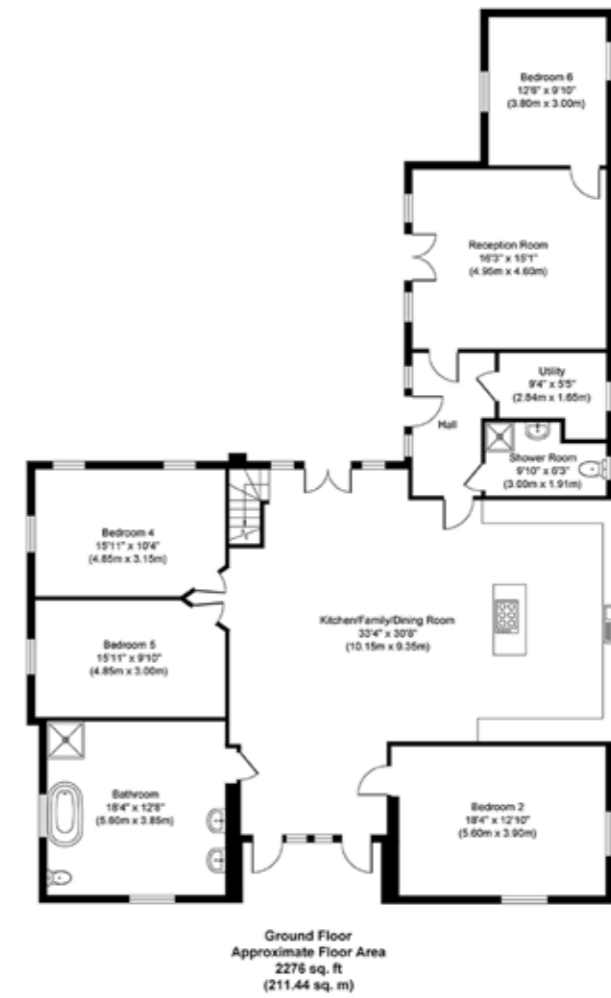
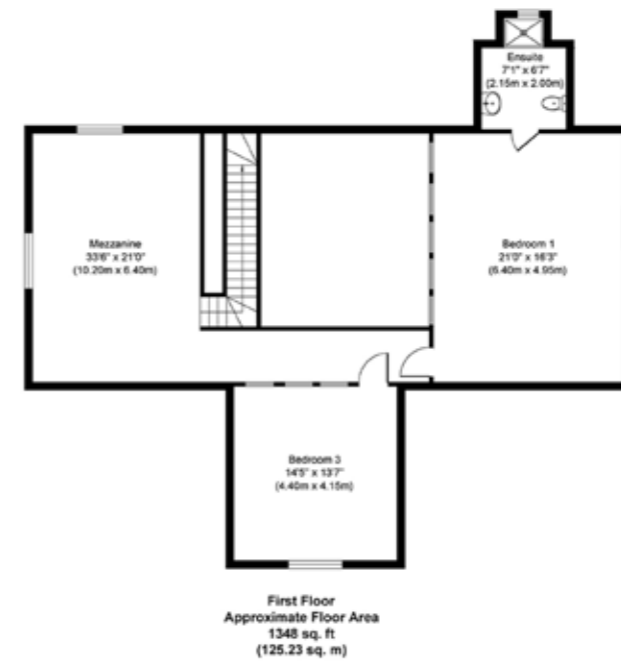




The High Barn is currently used as a family house with some seasonal lettings. Its potential as a holiday let is excellent and it is no surprise that this characterful home has received some fabulous reviews. People noted its convenience for children and comfortably accommodating large groups within its six double bedrooms. It's easy to imagine heading for a day out at the Norfolk coast, the Sandringham Royal Estate or even a round of golf at one of the numerous courses nearby, before heading home. Once home, feast on a big meal around the dining table, throw open the french doors for a cool breeze, followed by drinks, board games and a movie in one of the many potential spots on offer.

All this joy is wrapped up in an impressive, unique and historic building sensitively converted to echo its former use and retain its story and place within Norfolk's landscape.





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.

ALL THE REASONS

Tilney All Saints

IN NORFOLK
IS THE PLACE TO CALL HOME



A quiet, small, rural village, Tilney All Saints is conveniently situated between King's Lynn and Wisbech.

ten-pin bowling alley, swimming pool, library, and a cinema.

The Sandringham Estate is approximately 12 miles away with attractive walks through Sandringham Woods.

It was once known as one of the seven towns of Marshland, although it's really a village, not a town, and dates back more than 500 years.

Slightly further away is the north west Norfolk coastline with its beautiful long, sandy beaches. For the golfer there are courses in King's Lynn and Middleton, and on the coast there are the challenging links courses of Hunstanton Golf Club and The Royal and West Norfolk Golf Club at Brancaster.

The village is made up of two parts, Tilney All Saints and Tilney High End. The village has a primary school and The Eagles Golf Club. The church has a fine spire that can be seen for miles.

There is a mainline link via Cambridge to London King's Cross - approximately 45 minutes and 1hr 45 mins respectively.

King's Lynn is 5.3 miles away, with good schools, the Queen Elizabeth II Hospital, and there are large and small supermarkets and many superstores. There are restaurants, a



Note from the Vendor



With Norfolk's fabulous coast a short drive, why not enjoy a beach day at Hunstanton?

“The High Barn is excellently positioned for trips to the wonderful north Norfolk coastal resorts and beaches. There is so much to do in nearby King's Lynn too, from the cinema to restaurants - take your pick.”

THE VENDOR



SERVICES CONNECTED

Mains water and electricity. Drainage via a septic tank/private drainage. Heating is LPG gas central heating.

COUNCIL TAX

Band G.

ENERGY EFFICIENCY RATING

G. Ref:- 4700-2522-0422-5123-3623

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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