



THE STORY OF

# Hall Farm Barn

*East Bilney, Norfolk*

SOWERBYS



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# Hall Farm Barn

Fakenham Road, East Bilney, Dereham, Norfolk  
NR20 4HT

●  
A Fabulous, Detached Barn Conversion,  
Accessed along a Private Driveway

Residing in a Semi-Rural Mid Norfolk Village Location

Contemporary and Versatile Accommodation  
Offering Holiday Let Potential

An Impressive Open Plan Sitting, Dining Room  
Modern Fitted Kitchen/Breakfast with a Striking  
Vaulted Ceiling and Exposed Trusses

Four Bedrooms, Including a Downstairs Bedroom

En-Suite Shower Room, Upstairs Family  
Bathroom and Downstairs Cloakroom

Brick Built Outbuildings, Ideal Workshop/Office.  
Landscaped Grounds, including a Vegetable Garden  
Ample Parking with a Generous Shingled Driveway

●  
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“This is a home which is warm, open and light.”

A contemporary barn conversion dating back from the 19th century, enjoying modern conveniences with surrounding countryside on your doorstep and the north Norfolk coast within easy reach.

Sitting back from the road and accessed along a private shingled driveway, Hall Farm Barn's exterior appearance is traditional for Norfolk. The use of brick and flint construction gives the property

a period facade and this home offers versatile accommodation with generous living spaces, finished with contemporary fixtures.

Dating back to 1850s, and formerly part of the East Bilney Estate, the barn was used to house livestock and was sympathetically converted in 2007 into a charming family home offering a wealth of original features.







The internal accommodation is set across two floors and the open plan living space has also been split into two areas.

In the sitting room there is a brick-built inglenook fireplace housing a wood burning stove - set on a flagstone hearth; it's perfect to cosy up to on those cold winter evenings. Impressive floor-to-ceiling windows flood light into the space, ideal for watching the stars on a clear night and also to watch the sun rise or set, depending on when you decide to watch it. Furthermore, the space is perfect for hosting family get-togethers.

The dining area leads directly off from the kitchen/breakfast and joins the living space together, further boasting the sociable living of this home.

The owners have recently updated the kitchen, benefiting from ample storage and space for a breakfast table. Furthermore, there are exposed trusses and a vaulted ceiling enhancing the charm of the property and even provides the potential to further extend (stpp).

One of the four bedrooms is located on the ground floor, fitted with an en-suite shower room. This is perfect for multi-generation living or perhaps even a potential holiday let.



Heading upstairs via an oak staircase you arrive onto a galleried landing. This then leads you to the three further bedrooms and the family bathroom. The principal suite benefits from a fitted walk-in wardrobe and currently the fourth bedroom is doubled up as a study.

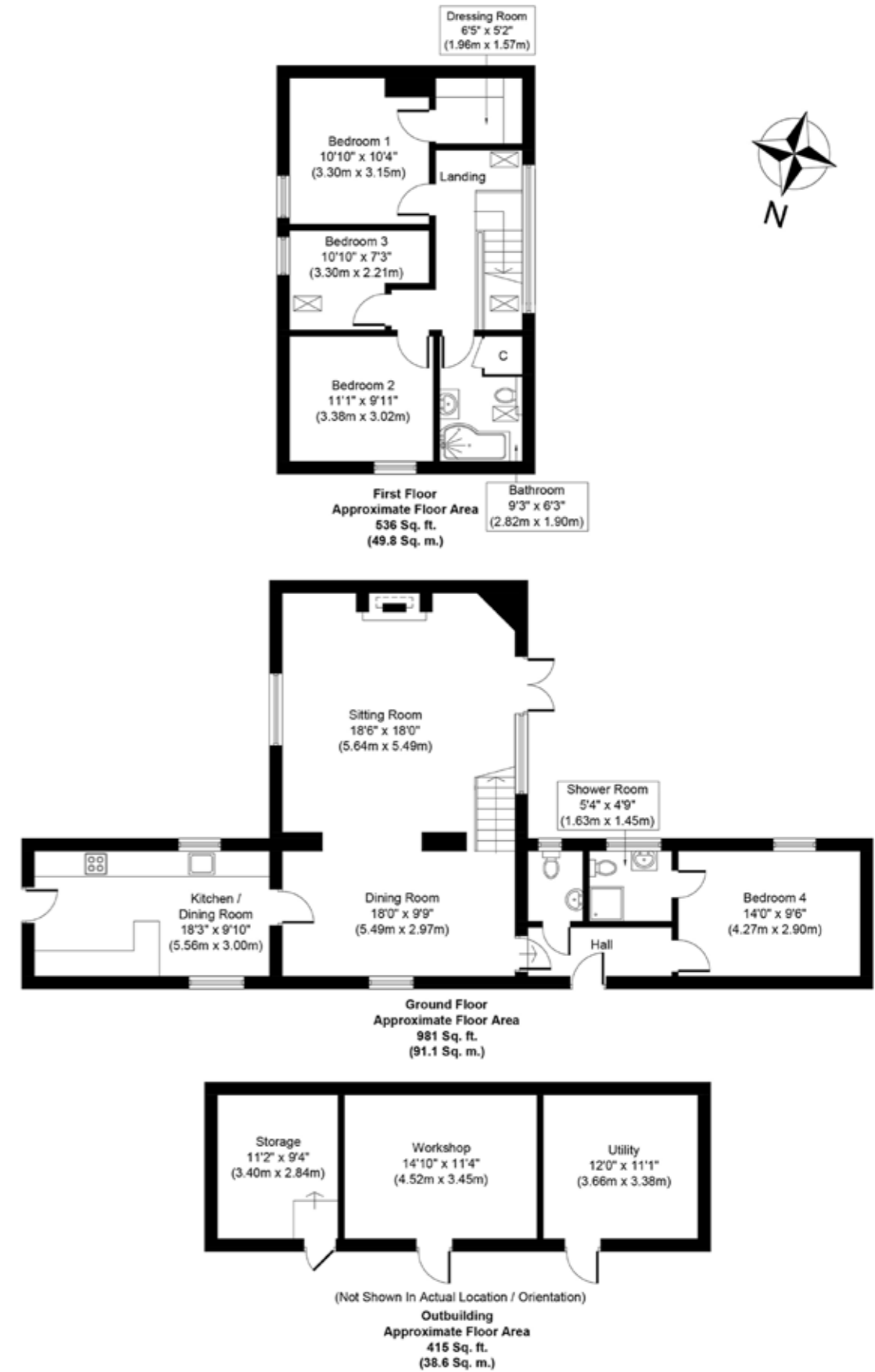
“In a previous life, Hall Farm Barn housed many animals - including a rather grumpy bull.”



The brick built outbuildings are a great benefit which were re-roofed by the previous owner and have been maintained by its current owner. The space is split into three different areas; a utility room, a fitted workshop - which would make a superb external office - and a garden store.

The grounds have been landscaped and you enter them through a five-bar wooden gate and onto a vast shingled driveway. There area raised banks to the side and rear which are fully stocked with trees and seasonal flowers.

There are two patios, one at the front and the other to the rear of the property, both are private and connected by a shingled pathway running along the side - further boasting the sociability of the home. Additionally, an allotment has been created and houses a green house and some ready made plots.



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

# East Bilney

IS THE PLACE TO CALL HOME



With a local medieval church and a community spirit, East Bilney is popular Norfolk location.

The local Medieval church of St Mary is a grade II listed building which was restored and largely rebuilt in Victorian times. A stained-glass window is dedicated to the memory of martyr Thomas Bilney who was born in the village in 1495. The village sign is copied from this window.

The village is situated approximately seven miles south of the market town of Fakenham and six miles north west of Dereham, both of which have regular farmers markets and excellent shopping facilities.

Nestled in the Brecklands, in the heart of the county, Dereham is a classic country market town and an architectural haven with plenty of Georgian gems set on generous plots, blended

with more recent developments.

Mentioned in The Domesday Book, Neolithic and Iron Age relics have been discovered in the area and the town is believed to lie on an ancient road with 1,000 Roman coins discovered nearby in 2004. The town's recorded history dates back to 645AD when a monastery was founded by St Withburga and the town is said to derive its name from a miracle by the saint.

In the eighth century, it is said that the youngest daughter of Anna, King of East Anglia, prayed for a miracle during a famine and two deers appeared every day to provide milk for the nunnery she had founded. When a huntsman tried to snare the deer, he was thrown from his horse – believed to be an act of divine retribution – and killed. The hunt is depicted on a town sign at the entry to Butter Market from the High Street.



Note from the Vendor



Wells has many beautiful spots to walk along and for the more adventurous, swim in.

“There’s plenty of access to the countryside and the coast. We’ve loved heading to Wells to swim in the sea of an evening.”

THE VENDOR



## SERVICES CONNECTED

Mains water, electricity and drainage. Underfloor heating to the ground floor with oil fired central heated radiators on the first floor.

## COUNCIL TAX

Band E.

## ENERGY EFFICIENCY RATING

C. Ref:- 0124-3019-1201-1042-9200

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.

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# SOWERBYS



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