



THE STORY OF

# The Old Barn

*Castle Rising, Norfolk*

SOWERBYS



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# The Old Barn

Lower Road, Castle Rising,  
King's Lynn, PE31 6AD



Barn Conversion

Three Reception Rooms

Three/Four Bedrooms

Family Bathroom and Two En-Suites

Outdoor Heated Swimming Pool

Inglenook Fireplace

South and West Facing Gardens

Short Drive to Sandringham Estate and Norfolk Coast

Tranquil Setting with Superb Field Views

Triple Cart Shed and Garage/Workshop



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“A place of solitude, with superb views.”

It is with no surprise that this has been a place of solitude for the current owner. A stunning barn conversion located down a quiet lane and surrounded by equally respected homes in a conservation area. If you're searching for peace and tranquillity in one of the best preserved and most lavishly decorated keeps in England, this is the place for you. It has been said that the material used during construction was once part of the actual village Castle.

When the surrounding land was previously farmed, The Old Barn stood as a former hay barn with cattle sheds; it is now a superb residence, which truly stands out for all the right reasons.

From the moment you turn onto the road that leads to The Old Barn, a sense of privacy, peace and tranquillity is immediately apparent. As you enter through the gate in to the drive, this handsome brick and carrstone barn boasts charm and splendour.

When the barn was originally converted the design and layout was carefully considered. To create two spaces, the entertainment area with opulent rooms, log burners and easy access to the outdoors; and the sleeping quarters at the other end. This property is versatile and easily adaptable to suit a variety of demands, with bedrooms located on two levels.





The kitchen/breakfast room is well-equipped with a high standard of finish. Granite worktops, solid wood storage units, and a timeless butler sink and Aga all offer a fantastic place to enjoy cooking and entertaining.

From double height ceilings, to an inglenook style fireplace and log burner, the reception rooms are elegant and steeped in character. The garden room, with vaulted roof, leads to the swimming pool area, offering ample space to host family and friends.

“Through the afternoon and evening, the sun shines into the garden room.”

The bedrooms are well-proportioned, all being double in size, and two of them benefit from having their own en-suite shower rooms.







The outside was also a carefully considered area. To the front, an enclosed spacious drive leads to the generous, triple cart shed. The rear garden contributes further to the tranquillity that The Old Barn offers. The heated pool is a desirable addition, used all year round, whilst the field views and patio area enhance alfresco dining, making this property a forever home.

It is a rare opportunity to find a property like The Old Barn, which offers solitude in an unspoilt location.





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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ALL THE REASONS

# Castle Rising

IN NORFOLK  
IS THE PLACE TO CALL HOME



Within an area of Outstanding Natural Beauty, with a wealth of history including one of the most

famous 12th century castles in England with the keep being amongst the finest surviving examples in the country. The historic village of Castle Rising also offers a tea room, dentist, dress shop and a pub, whilst being conveniently located just on the outskirts of King's Lynn.

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.

King Street, which runs from Tuesday Market Place to the Custom House, was once known as 'Stockfish Row' for the number of fish merchants that lived there. With a listed building every 26ft, Sir John Betjeman described it as one of the finest walks in England.

With Cambridge, Peterborough and Norwich all within an hour's drive and a direct rail line into London King's Cross arriving in the capital in just 1 hour 40 minutes, King's Lynn continues to attract a growing number of professionals seeking an easy commuter route. It's easy to see the appeal of this central location with a clutch of high street retailers and independent restaurants in the town's Vancouver Centre. The Majestic Cinema and King's Lynn Alive Corn Exchange are the place to catch a film or show, or check out what's on at St George's Guildhall, the UK's largest surviving medieval guildhall, today a vibrant arts centre.

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



Castle Rising

“Castle Rising is a fantastic place to visit. We also love going to Sandringham and the Norfolk coast.”

THE VENDOR



## SERVICES CONNECTED

Mains water, electricity, drainage and gas central heating.

## COUNCIL TAX

Band E.

## ENERGY EFFICIENCY RATING

C. Ref:- 2998-4964-7202-0648-7964

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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