



HALL FARM BARNs, HILL ROAD
MIDDLETON PE32 1RW

BROWN & CO



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Incredible Parkland Setting of Country House
Private Road to Executive Development
Overall Plot 1.2 acres, Subject to Measured Survey
Double Garage
Field and Pond
Beautiful Internal Layout, Underfloor Heating, Open Plan Kitchen
Must be Viewed to Fully Appreciate
Mainline Station to Ely, Cambridge and London, approx 4 miles



INTRODUCTION

Brown & Co offer a stunningly located barn with accompanying field and pond totalling approximately 1.2 acres, subject to survey. Hall Farm Barns is an individual development of seven high quality barn conversions and re-builds in a stunning and unique parkland setting of a county house. The property is a single storey three bedroom barn conversion which simply must be viewed to gain a full appreciation of both the internal layout and setting.

LOCATION

Middleton is a small village four miles East of the centre of King's Lynn. The village is served by a shop and post office as well as a junior school. It is home to Middleton Golf Club and also a superb Steak House and bar, called Middletons. The close proximity of the A47 means that routes into and out of Norfolk are easy with Cambridge, Norwich and Peterborough all less than an hours drive. Middleton has easy access to two mainline stations to Ely, Cambridge and London. King's Lynn has all the amenities one expects from a large town including a varied shopping centre, supermarkets, schools, hospital and gyms.

THE PROPERTY

The property retains original features as well as exposed timbers and offers the occupants superb contemporary living accommodation. The barn boasts a south facing sitting room with wood burner and vaulted ceiling with roof trusses exposed. The kitchen/dining/family room is a wonderful room where there is a handmade kitchen with granite worktops and views over the grounds. There are three bedrooms, two with en-suite facilities including a limestone tiled wet room. The property has underfloor heating throughout and additional benefits include bespoke stained ledge and brace doors, beautiful terracotta tiled flooring, Heritage sanitary fitting and sealed unit double glazed windows.

Outside, the setting is spectacular, there is a 200m private road which leads in the development where there is a stable block style garage and parking arrangement with access to the various properties. The road leads past the field which accompanies the property and makes for a wonderful approach. The property has double garage and two further parking spaces to the front. The barns once formed part of a country house of which the gardens now have partial distant view over. To the immediate front there is a 6ft walled garden that the vendors have landscaped this with exotic plants. Outside of this, a patio terrace overlooks a large pond and the remaining grounds, which extend to approximately

1.2 acre in total, subject to survey; these are laid to lawn and enclosed by paddock fencing. The position of these barns is incredibly secluded and rural, yet only some five minutes away from local amenities including supermarkets, golf club and superstores and is also conveniently located for access to the A47 to Norwich and the A10 to Cambridge.

SERVICES & COUNCIL TAX

Mains electricity, water and pumped drainage. Oil fired central heating. None of these services or appliances have been tested by the agent. The property is in Council Tax Band E.

VIEWING PROCEDURE

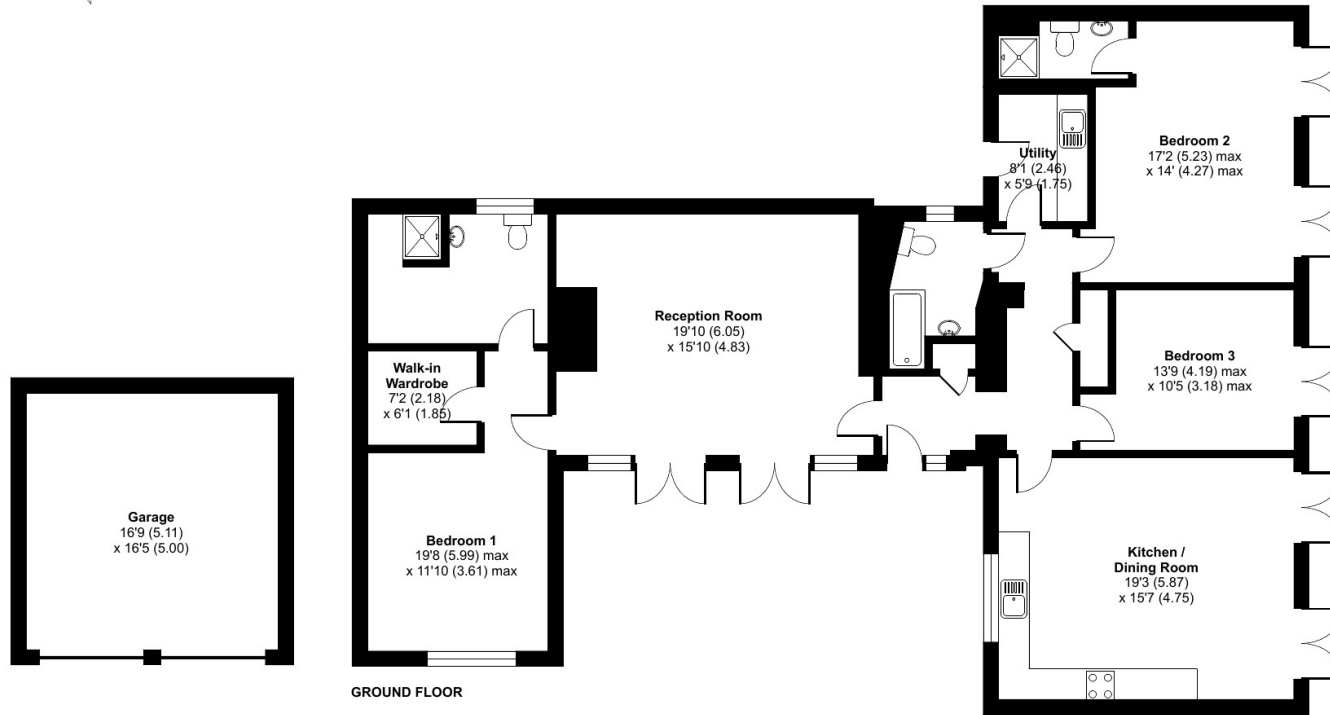
If you would like to view the property, please contact a member of the agency team on 01553 770771 / kingslynn@brown-co.com

BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer Brown&Co are required to verify the identity of the buyer to comply with the requirements of The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulation 2017. Further, when a property is for sale by tender an I.D check must be carried out before a tender can be submitted.

Hill Road, Middleton, King's Lynn, PE32

Approximate Area = 1661 sq ft / 154.3 sq m
Garage = 277 sq ft / 25.7 sq m
Total = 1938 sq ft / 180 sq m
For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2022. Produced for Brown & Co. REF: 914961

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