



Chimney Barn
Tilney cum Islington | Norfolk | PE34 3BL

STUNNING RURAL BARN CONVERSION



Chimney Barn is a stunning conversion property situated in an unbeatable rural location. With beautiful views and an abundance of space, it's easy to see why this property is a much-loved home. Having purchased the house three years ago, the current owner will be sad to say goodbye to this inviting and welcoming property. When asked what they liked most about Chimney Barn, the owner highlighted the peace and quiet, which can be hard to find. They also mentioned "the warm, inviting and cosy feeling of the barn", which is apparent from the moment you enter. You only need to step into the house before seeing how homely and tranquil the space is. Plus, there is no onward chain, so this property offers a quick turnaround.







- Stunning Barn Conversion in Rural Setting
- Amazing Kitchen/Diner Opening to Snug with Dual Log Burner
- Vaulted Ceilings with Exposed Beams
- Four Bedrooms & Three Bathrooms
- High Quality Finish Throughout
- Beautiful Field Views - Front and Rear Gardens
- Gated & Private Development
- No Onward Chain
- Total Accommodation extends to 2700sq.ft
- Energy Rating C

A Tale to Tell

The living room, dining room and kitchen boast an open-plan layout. This makes the space functional, practical and versatile; you can use the living space in any way that works for you, your family and your guests. From the amazing kitchen and diner, the space opens up to a snug with a dual log burner. The entire property flows from one room to the next, each providing even more comfort than the last. The property has four bedrooms and three bathrooms, meaning there is enough space for everyone to enjoy their own space.

Friendly and Fun

There is a lot that sets this home apart from others in the area, but the characterful interior and charm are something special. The vaulted ceilings with exposed beams add a wonderful ambience to the space, and the high-quality finish throughout showcases how much love and attention have gone into the barn over the years. The current owners describe the property as having a “you are finally home” feeling, replicated in every room in the house.

Chimney Barn is located in a gated and private development consisting of four barns and one farmhouse. This provides the peace of mind that comes with living in a safe and secure location within a close, very small community. According to the current owner, everyone looks after one another and helps each other out. It’s a “safe, warm and stress-free” place to live.

Attention to Detail

As well as a spacious and impressive interior, the property has a lot to offer outside. There are beautiful views from multiple rooms, which open out onto the beautiful front and rear gardens. There is complete privacy, allowing you to enjoy a garden boasting an abundance of colour in spring. The garden is easily manageable, the ideal place to unwind and relax, without having to be a keen gardener. Whether you are looking for somewhere to relax with a book or an outside space to entertain family and friends, the garden of Chimney Barn ticks every box.



Despite being an extremely private and quiet property, Chimney Barn is close to several key amenities. The local area has a lot to offer and is easily accessible, making it an ideal place to base yourself. Whether you're a growing family looking to start afresh or an individual looking for something new, the local area is not lacking in any way. Chimney Barn has something for everyone from the coast to ancient towns full of history. Everything is readily available and all within a short distance, serviced by very good public transport links.













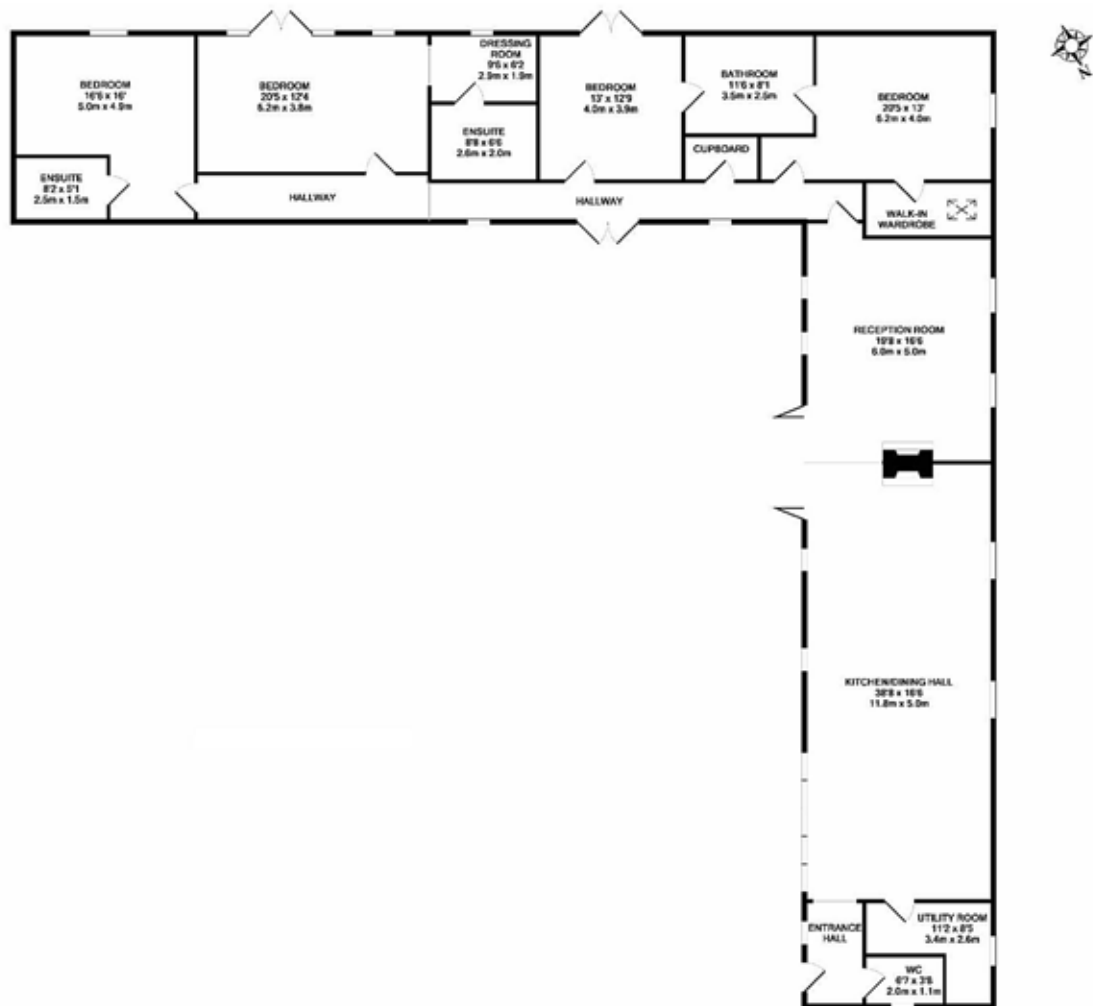












TOTAL APPROX. FLOOR AREA £700 000 FF (250 ± 50 M²)
 Whilst every effort has been made to ensure the accuracy of the floor plan contained herein, measurements of rooms, dimensions, areas and/or other information regarding the building are given for general guidance only and should not be relied upon for any specific purpose. The use of the floor plan should not be relied upon for any specific purpose. The use of the floor plan should not be relied upon for any specific purpose. The use of the floor plan should not be relied upon for any specific purpose.

Agents notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. * These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent. Printed





On Your Doorstep...

Tilney cum Islington is a quiet village located within the large Parish of Tilney St Lawrence, just under 7 miles from Kings Lynn and 9 miles from Wisbech. The village of Watlington with its direct rail links to Cambridge and London is only 3.5 miles away. The neighbouring villages of Wiggshall St Mary (less than a mile away) Tilney St Lawrence (2.5 miles) offering local amenities including churches, community primary schools (rated 'good' by Ofsted) , post office, public houses and a regular bus service operates through the village.

How Far Is It To...

Watlington is approx. 3 miles away and has a direct link into London, King's Cross which is a 1 hr 40 mins journey. Tilney cum Islington lies less than 7 miles southwest of Kings Lynn, offering a wide variety of schools, cultural and leisure facilities, plus doctors' surgeries, Queen Elizabeth II Hospital and a main line railway station with links to Cambridge and London King's Cross. Following on from here, the popular North Norfolk coastline is half an hour away and offers an abundance of pretty coastal villages to explore. The Georgian market town of Wisbech with its sought after Wisbech Grammar School is only 9 miles to the west.

Services and District Council

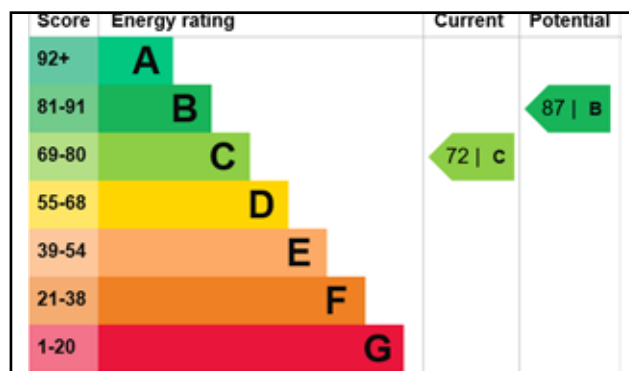
OFCH, Mains Water and Septic Tank
 Kings Lynn and West Norfolk Borough Council
 Council Tax Band F £2887.20 PA

Tenure

Freehold



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