



3 Bexwell Hall Barns
Downham Market | Norfolk | PE38 9LZ

QUIRKY AND CHARACTERFUL BARN



With its beautiful high vaulted ceilings and undeniable charm, it's easy to see why this property turns heads for all the right reasons. The current owner has lived in the home for five years, and in that time, they have transformed it into a wonderful place to live. They describe it as being old, quirky and full of character. Every inch of this home is stunning, and you will instantly see why it's a home the current owner will be sad to leave behind.







- Beautiful & Spacious Barn Conversion
- Stunning Living Accommodation with Open Plan Kitchen/Diner & Sitting Room with Log Burner
- Four Bedrooms, Two En-Suites & Family Bathroom
- Vaulted Ceilings with Wooden Beams & Exposed Brick Work
- Full Of Charm & Character
- Parking & Enclosed Garden
- Village Location on The Outskirts of Downham Market
- No Onward Chain
- Total Accommodation extends to 2518sq.ft
- Energy Rating D

A Tale to Tell

One of the main selling points of this property is the open-plan kitchen and diner. Not only is this area large and spacious, but it's extremely functional. Whether whipping up a quick dinner or planning a dinner party, the open plan layout ensures that conversation flows. Luckily, this property has no onward chain, making it a straightforward property choice. From the moment you visit and fall in love with the barn, everything can move quickly. You'll be moving in before you know it.

Friendly and Fun

This home is not lacking in space, boasting four bedrooms and two en-suites, as well as a large family bathroom. There is even a double-ended roll-top bath equipped with a television, giving you the ultimate relaxation experience. This creates a sense of luxury and is the perfect way to unwind after a long day. There is adequate space for a growing family and room for guests and additional loved ones. If you want to entertain, there's space for that too.

You will find wooden beams and exposed brickwork throughout the barn. This is a nod to its history and sets the property apart from many others in the area. These unique features add character to the rooms, each as quirky as the last. A welcoming and cosy sitting room with a log burner makes the room extremely inviting. It's a comfortable place to relax throughout the year, but it's something special during the colder months and provides the ideal place to snuggle up.

Attention to Detail

The property is located in a historic area of the country, boasting a church well over one thousand years old. Down a quiet and quaint lane, you will find the old kitchens of RAF Bexwell still standing. Not only is the barn full of character, but the surrounding area is full of character also. The village is on Downham Market's outskirts, meaning all your essential amenities are close by. Whether you need to pop out for a pint of milk or quickly grab something for dinner, the village has exactly what you need.



It's not just the interior of this property that is sure to impress, but the outdoor space too. The garden is gorgeous, large and easy to manage. You can enjoy relaxing in the garden or gardening spot without worrying about being an expert. It's completely enclosed and private, creating a secluded slice of heaven. You can enjoy the peace and quiet, knowing that village life is right around the corner. There is also adequate space for hosting barbecues, large and small. Whether you are planning to host friends on a summer evening or simply want to dine outside as a family, this garden is ideal. Living in this property is made even easier thanks to the secure parking.

















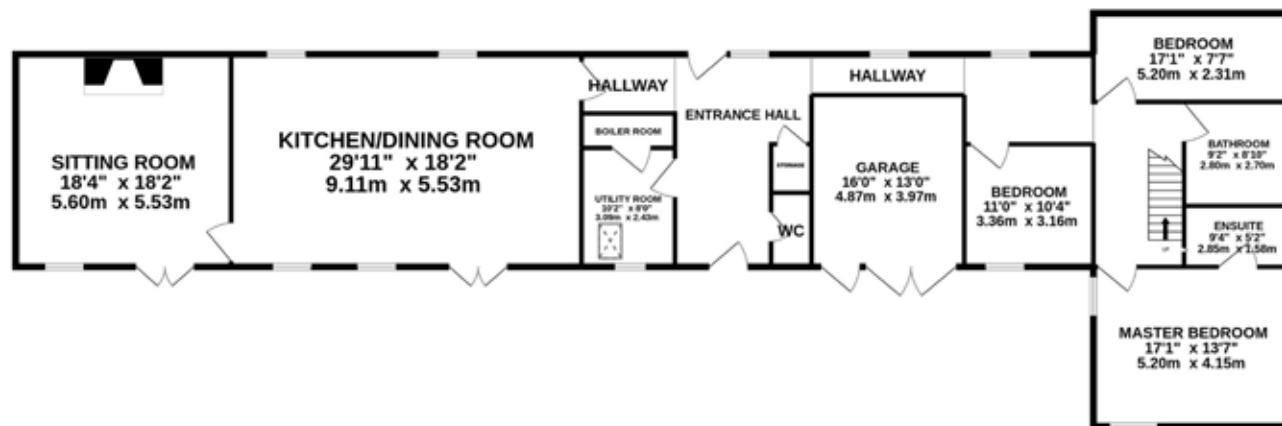






GROUND FLOOR
2247 sq.ft. (208.7 sq.m.) approx.

1ST FLOOR
271 sq.ft. (25.2 sq.m.) approx.



TOTAL FLOOR AREA : 2518 sq.ft. (233.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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On Your Doorstep...

The ancient Saxon town of Downham Market is a delightful place to visit and is one of Norfolk's oldest market towns. Considered by many to be the gateway to the Fens, and with a network of waterways close by, plus lots to see and do in the town and surrounding area. Downham Market certainly lives up to its name having two outdoor markets a week, on Fridays and Saturdays. A recent addition to the Saturday market includes a Crafts and Collectables market, every fortnight in the town square. Around the town you will also find plenty of shops to browse, including some delightful independent stores and boutiques.

How Far Is It To?...

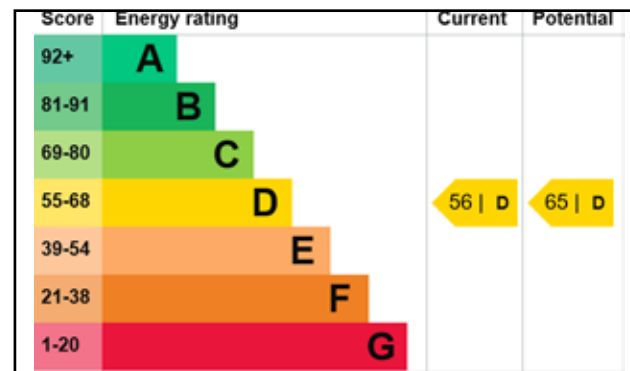
The property is situated approximately 12 miles from the town of King's Lynn on the main A10 road to Cambridge (approx. 33 miles). Newmarket is around 32 miles and Norwich 42 miles. Downham has a main line railway station to Ely, Cambridge and London Kings Cross. For leisure enthusiast there are tennis and cricketing facilities close by, coupled with the ever-popular award winning beaches of North West Norfolk.

Services and District Council

OFCH, Mains - Water & Septic Tank
 Kings Lynn and West Norfolk Borough Council
 Council Tax Band F £2808.46 PA

Tenure

Freehold



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THE FINE & COUNTRY
FOUNDATION

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