



St Marys Barn
Coxford | Norfolk | PE31 6TB

BARN TO AMAZE



In the charming hamlet of Coxford nestled between Fakenham and King's Lynn, St Mary's Barn is a wonderful brick and flint character barn conversion. Offering three bedrooms (the master with an ensuite), the property boasts a superb spacious vaulted and beamed living space comprising the open-plan sitting room, dining room and kitchen, with a wood burner and a mezzanine area to one end. The accommodation is well presented throughout with underfloor heating and double glazing. Outside, there is an enclosed south facing courtyard garden with raised beds, there is a front and side garden which is laid mostly to lawn, and a detached double garage with a shingled drive providing ample off-road parking for vehicles.







- Attractive and deceptively spacious Barn Conversion
- Spectacular Sitting/Dining Room with Vaulted Ceiling and Mezzanine Floor
- Beautiful bespoke hand-made Kitchen with Aga
- Three Double Bedrooms (one with en-suite)
- Large Family Bathroom
- Separate Utility Room
- South facing Courtyard with over 50ft Terrace
- Lawned Areas
- Parking for up to six cars and Double Garage
- Total Accommodation Extends to 1747sq.ft
- Energy Rating D Welcoming and Versatile

Welcoming and Versatile

"We moved here in August 2007. We were looking for a detached character property and, ideally, a barn was a dream. We wanted as much privacy as possible but had to be practical about having access to main travel routes," the present owners said. "The property is called St. Mary's Barn – after the St. Mary's Priory, of which there remain ruins in the field behind. It's understood that our property is within the original grounds of the Abbey."

"We have a very rural lifestyle, enjoying everything the Norfolk countryside and coastline has to offer, walking our dogs and entertaining family and friends. We love our home and we have created many happy memories here over the last fifteen years."

In their time at the property, the owners have continued to make improvements, both to the building itself and outside in the garden. "We have re-fitted the ensuite, and recently replaced our kitchen with a solid wood, handmade kitchen and granite worktops." The kitchen is a wonderful space, the bespoke cabinets and counters complimenting the Aga stove. "We have re-laid both roofs increasing the insulation, and last year we had fitted Residence R9 windows and doors throughout the property. And we also built the double garage."

When asked about their favourite space at the barn, the owners replied, "the main room of the house is open plan, the most used and most special. We have had many happy memories sharing a very special home with family and friends. Given the layout of the property, including the separate outside spaces, we can invite a number of guests to parties and get together, with the room to provide spaces for both adults and children."

"In summer, we open all three sets of French doors onto the patio, barbecue and seating area of our south facing courtyard. We have a great number of barbecues throughout the summer months and given the secluded position of the house, we don't have to worry about disturbing any neighbours."

"In winter, especially around Christmas, the living area is the perfect size for entertaining and the vaulted ceilings afford the space for very large Christmas tree – 12ft, but we've had taller. The room still remains cosy, with the log burner helping to create a homely feel."



And when asked what they will miss about their home, “Just about everything! We love the property and area, and have been very happy here for fifteen years, building many happy memories, but we are now looking to re-locate. It’s such a great country location; private and secluded but with easy access to the road and surrounding towns and villages. The barn is so full of character - totally unique with beautiful open plan living area that has a lovely feel. Authentically ‘Norfolk’ and natural, with lots of flint, Norfolk red brick and wood.”

Outside

The barn makes full use of the outside spaces with the doors flung open in the summer months. “And as the bedrooms have double French doors that open onto paved areas, we have in the past had small table and chairs there, which is great for breakfast in the morning sun,” the present owners said.

There have also been many improvements to the fully enclosed gardens. “We replaced decking around the barn with sandstone paving slabs, landscaped and planted the courtyard at the rear, adding low level retaining flint walls around raised beds.”

As regards the wildlife the owners said, “In addition to a variety of common garden birds, many that nest in the garden, we particularly enjoy sitting outside watching buzzards and red kites soaring overhead.”

Village life

Coxford is a small hamlet just off the A148 between Fakenham and King’s Lynn. The River Tat, a tributary of the River Wensum, passes through the hamlet, and the Grade 2 listed 13th Century Augustinian remains of St Mary’s Priory can be found to the south. The market town of Fakenham lies approximately six miles to the east and offers a wide range of amenities including several supermarkets and a variety of shops, restaurants, a cinema and sporting facilities. Further amenities including a mainline rail link to Cambridge and London King’s Cross are available in King’s Lynn, which is approximately seventeen miles by road.

“We like going on walks, either directly from the house or other routes which are a short drive away – Peddars Way and Houghton Hall are amongst our favourites. It’s only a short drive to the various beaches where we enjoy taking our dogs,” the owners said. “We make use of the variety of local fresh food, using local fishmongers, butchers and the market at Fakenham when we can. There are also several high-quality eateries nearby.” St Mary’s Barn is also located close to The Royal Sandringham Estate some twelve miles west and the beautiful North Norfolk Coast at Burnham Overy Staithe is just ten miles by road.











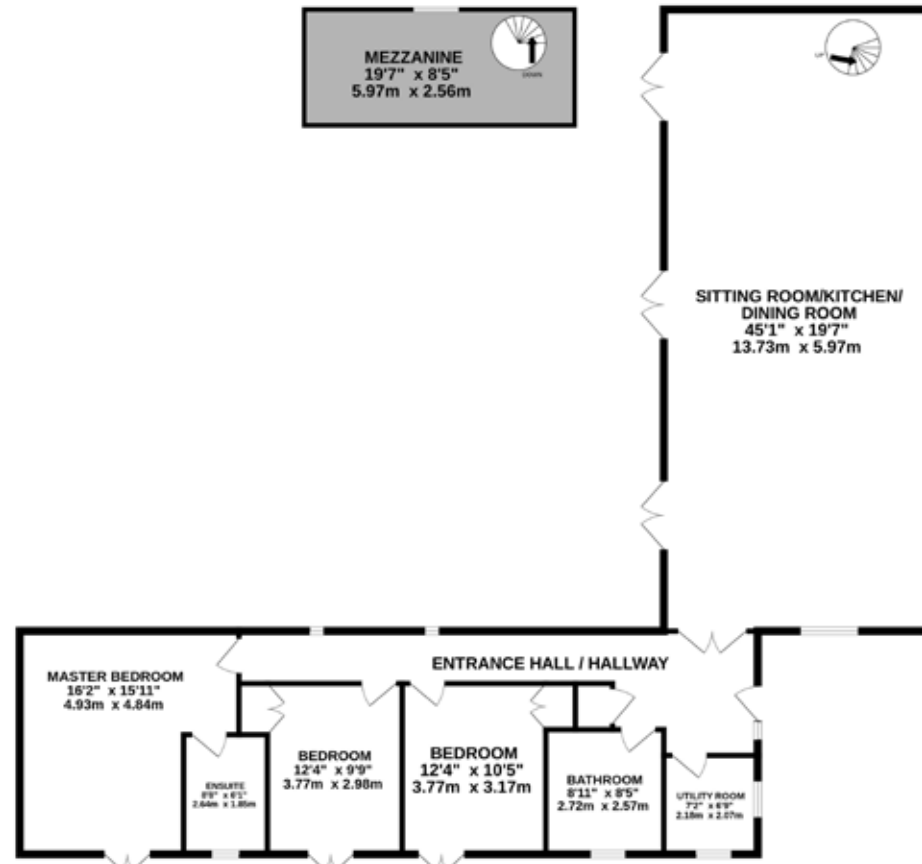








GROUND FLOOR
1747 sq.ft. (162.3 sq.m.) approx.



TOTAL FLOOR AREA: 1747 sq.ft. (162.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the footprint contained herein, 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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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...

Coxford is a village in the English county of Norfolk. The village is on the south side of the A 148 King's Lynn to Cromer road. The River Tat, which is a tributary of the River Wensum, runs through the village. Close to the village are the grade II* listed remains of the Augustinian St Mary's Priory

How Far Is It To?...

Coxford lies approximately 5.5 miles to the market and racecourse town of Fakenham in Norfolk. Travelling west, King's Lynn with its major shopping centre and main line connections to London (1 hour 40 minutes) is about 20 miles along the A148. The Cathedral City of Norwich is 33 miles away, offering a range of cultural and leisure facilities. The beautiful North Norfolk Coast, an area of outstanding natural beauty, is a short drive away.

Services and District Council

OFCH, Mains Water & Septic Tank
 Kings Lynn and West Norfolk Borough Council
 Council Tax Band E

Tenure

Freehold



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 c
55-68	D	67 d	
39-54	E		
21-38	F		
1-20	G		

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FOUNDATION

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