



THE STORY OF

The Barn

East Rudham, Norfolk

SOWERBYS



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The Barn

The Green, East Rudham,
PE31 8RD



Rare Opportunity

Four Bedroom Main Residence with a Grade II Listed Barn

Two Cart-Sheds and Ample Off Road Parking

Generous Garden

Overlooking the Village Green

No Onward Chain



This delightfully positioned property has been home to our sellers for almost fifty years, welcoming family and friends over this time.

Tucked behind the Grade II listed barn, and built in the seventies, sits a four bedroom detached house, which once housed three generations. The house would benefit from modernisation and whilst it was partially annexed, it would adapt to change.

Over the years the village has offered many amenities, and even today, 'The Crown Inn' is a well-renowned drinking pub, restaurant, and bed and breakfast, and the shop is a welcome part of village life.

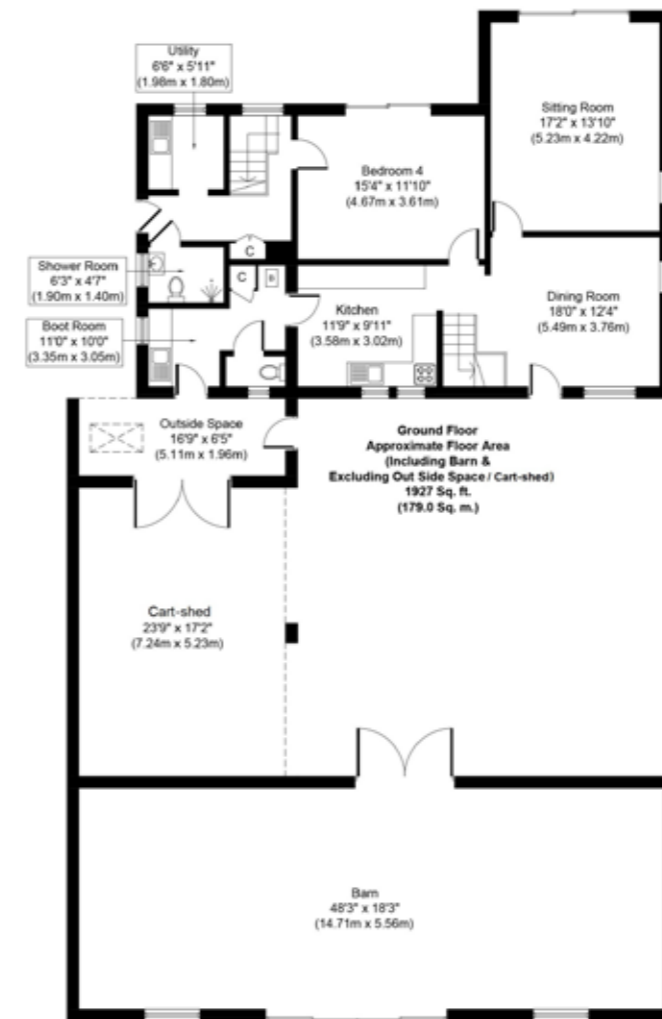
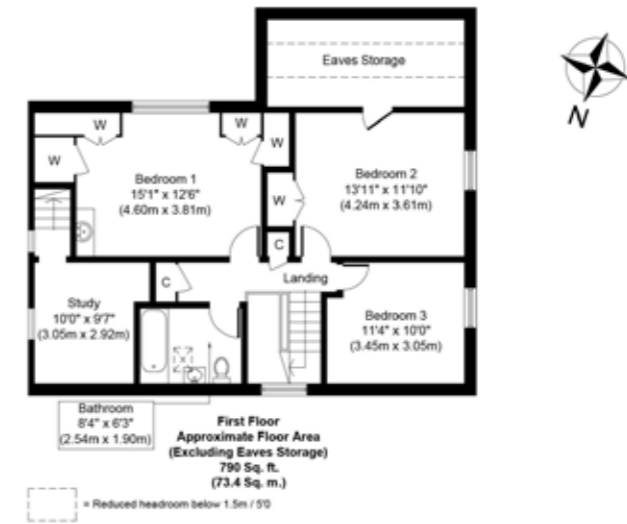
The barn is currently used for storage and sits beside the village green, where often community events are staged. Subject to all necessary consents, there is much potential for this building, which overlooks this iconic view.

Barely visible from the road, the main residence is nestled discreetly behind the barn, and its garden, whilst mainly laid to lawn, is a haven for wildlife. Our sellers have enjoyed the nurturing of the trees, shrubs and plants over time. There has been an addition to the original garden plot, with a further lawned area interspersed with trees. The whole of this space is both a delight to explore, and for the avid gardener to create a masterpiece.

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The proximity to the coast makes this village a popular choice amongst buyers, and access to the mainline train station in King's Lynn ensures Cambridge and London are within easy reach.

The property has been a wonderful home, creating memories to last a lifetime, however, it is time for new beginnings and future stories to be written by the next custodian, who may or may not choose to take advantage of the potential for multi-generational living, investment, or a family home to be cherished as much as it has been in its past.



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.

ALL THE REASONS



East Rudham

IN NORFOLK
IS THE PLACE TO CALL HOME



An historic conservation village, East Rudham is near the market towns of Fakenham and King's Lynn.

list. While sandy beaches are just ten miles away, the market town is perfectly positioned halfway between King's Lynn and Norwich with easy reach to Holt and Swaffham, making for an easy commute.

Out of working hours, there's plenty to keep you entertained including the thriving independent Central Cinema, a perennial favourite with locals. Enjoy a fun glass-blowing session with the kids at Langham Glass, reconnect with nature at Pensthorpe or blow the cobwebs with a walk at nearby Sculthorpe Moor.

For something fancier, dress up to the nines and enjoy a day out and a flutter at Fakenham Racecourse, or team up with your playing pals for a round at Fakenham Golf Club, set in and around the racecourse. And Thursford is just four miles away with its magnificent collection of steam engines and organs – a visit to its Christmas spectacular gives a West End theatre excursion a run for its money.

The village was built around a central green with many period properties.

It has a village hall/social club with sporting facilities, a coffee shop which serves pizza on certain evenings, pubs, a thriving primary school and a vet.

A mobile postal van operates Monday to Friday and a general store is due to open soon.

There are good secondary schools at Fakenham and King's Lynn. The north Norfolk coast is a short drive away.

Coast or country? If your heart is set on the gentle bustle of a market town, but within easy reach of the sea, Fakenham is top of the



Note from Sowerbys



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SOWERBYS



SERVICES CONNECTED

Mains water, electricity and drainage., Heating via oil fired central heating and night storage heaters.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

D. Ref:- 1437-8224-9200-0188-6226

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.

LOCATION

What3words: ///rolled.defaults.triads

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