



THE STORY OF

The Red Barn

Grimston, Norfolk

SOWERBYS

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Elder Lane, Grimston, Norfolk
PE32 1BJ

Carrstone Barn Conversion

First Time on the Open Market Since its Conversion

Open Plan Sitting Room/Dining
Room and Superb Log Burner

Kitchen/Breakfast Room and Vaulted Ceilings

Separate Study and Separate Snug

Ground Floor Bedroom and Family Bathroom

Two Further Bedrooms with En-Suites

Tranquil Location

Sold Chain Free

A Property Packed with Character

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“There are many superlatives to describe this home: bright, spacious, tranquil, calming, charming and many more...”

Discover the idyllic charm of The Red Barn, a loving family home which exudes character and warmth. This remarkable property, being offered to market for the first time since its conversion, stands as a testament to the care and attention lavished upon it by its current owners.

Nestled on the fringes of the village, The Red Barn resides on a tranquil lane, surrounded by similarly enchanting structures. More than two decades ago, the current owners undertook the conversion, infusing the property with a touch of magic. Their deep connection

to the area is evident, having previously resided in a neighbouring property, evidence of the irresistible allure of this sought-after area.

As you approach the driveway, the Carrstone frontage and expansive double-height windows immediately capture your attention, exuding a sense of sturdiness and genuine Norfolk charm. Stepping inside, a feeling of spaciousness permeates every corner. Exposed beams, chalk and Carrstone walls, dual aspect windows, and a cosy log burner create an inviting atmosphere, perfect for socialising with loved ones.



“The wonderful kitchen is a clearly show-stopping part of this barn conversion.”

The kitchen/breakfast room is a space of grand proportions. Perhaps it is the double-height vaulted ceiling which contributes to an expansive ambiance, or the exposed beams and the rear-facing door and windows flooding the room with natural light, making this the heart of the home – a cherished family hub.

For those seeking a dedicated workspace, the study provides an ideal solution, catering to the demands of a modern lifestyle. Additionally, a separate snug room awaits, offering a haven for those cherished cosy nights in.

The ground floor also presents a generously sized double bedroom, further access to the garage, and a convenient family bathroom. This versatile layout ensures that those who prefer - or require - single-level living will find their needs effortlessly met within this barn conversion.

Moving to the upper level, a bright landing grants access to two more delightful double bedrooms. Boasting built-in wardrobes and their own ensuite bathrooms, these rooms offer both comfort and privacy, promising a peaceful retreat at the day's end.

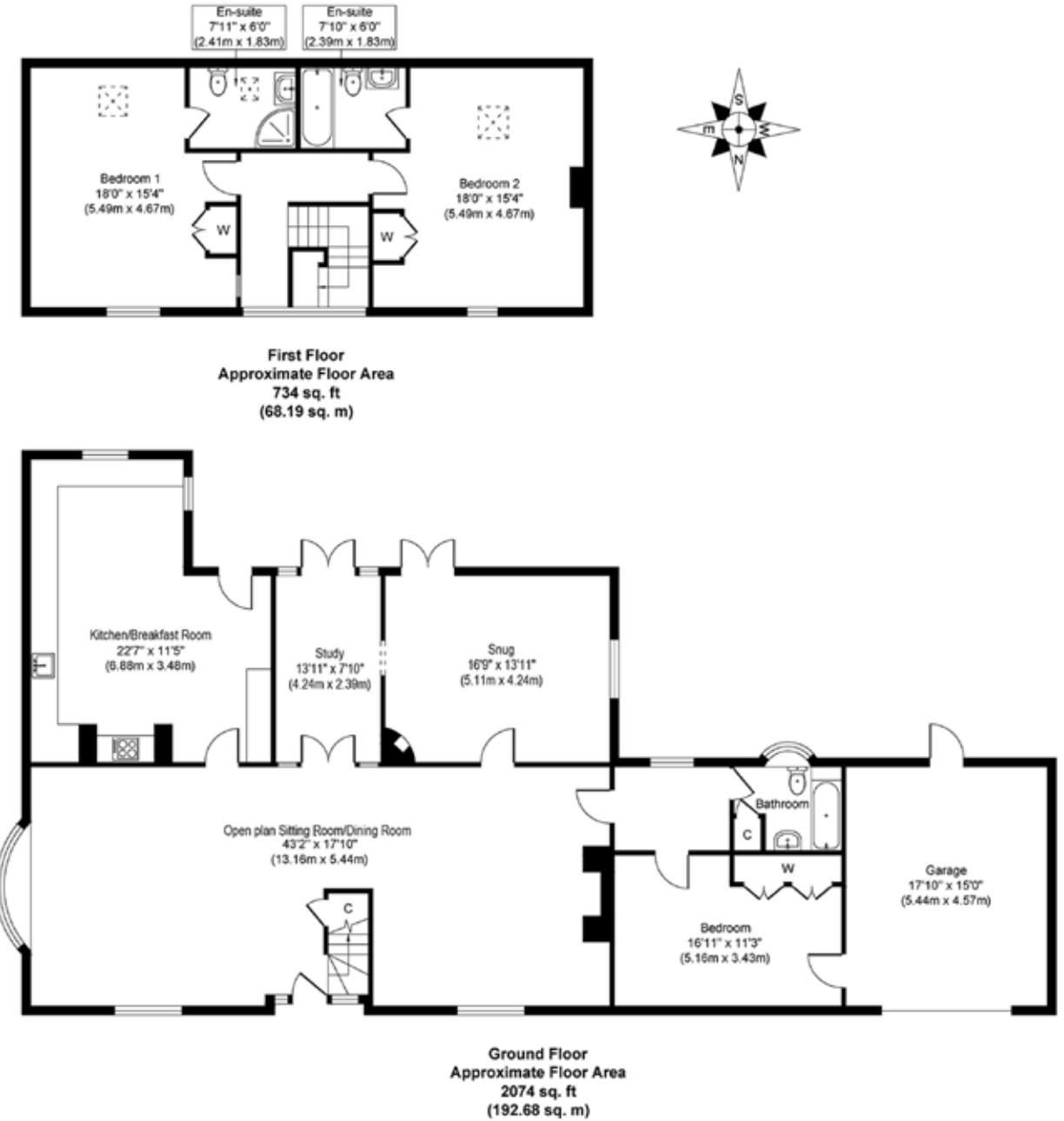




The space outdoors space presents a blank canvas, brimming with potential. The front of the property features a gravel drive, leading to a garage and providing ample off-street parking. The fully enclosed rear garden instils a sense of security, while the partially walled design adds character and charm. An expansive patio area beckons, ready to host memorable gatherings, while a green lawn and verdant hedges soften the landscape, creating a serene oasis.



This Carrstone barn conversion is a rare find, with its distinctive allure further accentuated by the fact that as this home, it comes to market for the first time. With its tranquil location, unique features, and the absence of a chain - The Red Barn is just waiting for cherished memories to be made...



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



Grimston

IN NORFOLK
IS THE PLACE TO CALL HOME



If you're looking for somewhere to settle down and enjoy the Norfolk way of life, then the quaint, rural village of Grimston is certainly a place to consider.

The Grade I Listed Church of St Botolph has late Saxon / early Norman origins and was largely extended in the 14th and 15th centuries and hosts regular services throughout the year.

The village offers amenities such as the Grimston Medical Centre, a shop with a post office and a local pub, The Old Bell. For those looking to get creative, there's also the Crafty Corner Shop, which offers workshops and classes, and Norfolk Creative Arts, an art school for a variety of levels, is located opposite the church and hosts exhibitions throughout the year.

Grimston Cricket Club is a community focused club dating back over 100 years. The

adults team play in the Mid-Norfolk Sunday Cricket League and there are several youth teams too.

On the outskirts of the village is the popular Three Horse Shoes Pub and Congham Hall, a beautiful hotel with a lavish restaurant and a spa.

The famous Royal Sandringham Estate is just over 5 miles away, where the village Greenfingers Group take part in the annual Sandringham Flower Show and so far have achieved 10 gold medals.

The nearby historic market town of King's Lynn is 8 miles away with a plethora of shops, entertainment activities and eateries. There is also a direct rail line into London King's Cross Station, which goes via Cambridge, for those needing to commute.

Tranquil rural living, with the convenience of a nearby bustling town with excellent travel links, Grimston is a wonderful place to call home.



Note from Sowerbys



Snettisham, Heacham or Hunstanton (pictured) - there are lovely beaches to walk.

“Whilst there are plenty of walks on your doorstep, the Norfolk coast is only a short drive away, ready to explore..”

SOWERBYS



SERVICES CONNECTED

Mains water and electricity. Drainage to a septic tank. Oil central heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

D. Ref:- 9640-3008-5208-2619-9204

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: ///gossiping.pines.case

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