



Bay Trees Barn  
Tilney Cum Islington | Norfolk | PE34 3BL

# GRAND 4 BEDROOM BARN CONVERSION



Fine & Country are delighted to present to the market an impressive, contemporary barn conversion. Completed in 2015, the property is situated within in a small secure development set in the glorious Norfolk countryside. The property is finished to an extremely high standard benefitting from four bedrooms, two with luxury en-suite bathrooms, a home office, double-height reception room with log burner, original and reclaimed exposed beams, underfloor heating, a modern kitchen-breakfast room, double cart-lodge barn, and south-facing garden. The nearest mainline train station is only 7 minutes by car, with direct trains to Cambridge and London King's Cross, as well as London Liverpool Street at peak times.







- A fine example of a four-bedroom West Norfolk barn conversion
- Set within a small cluster of re-developed farm buildings with stunning views across Norfolk country
- Four wonderfully spacious double bedrooms, two of which benefit from en-suites
- Large kitchen/breakfast room and a separate utility room
- Delightfully large reception room with vaulted ceiling and feature log burner
- Office space which is ideal for home working
- Filled with character and charm benefitting from versatile accommodation
- Impressive south facing secure private garden, newly installed solar panels
- Off road parking, double cart shed
- Total Accommodation extends to 2750sq.ft

#### Stunning and Impressive Home

Though the current owners have only lived at Bay Trees Barn for two years, they have certainly made the house a home. It's a grand and modern home, with multiple nods to traditional features and a classic design. From the moment you enter the property, you will see that it really has the 'wow' factor and it's not a space that you'll forget in a hurry. There is a lot of light throughout the home, creating an airy and bright atmosphere, one that welcomes you with open arms.



When asked to describe Bay Trees Barn in three words, the current owners chose "safe, light and cosy" and that is exactly what you want from a home. Whether you're looking for a family home or a house with space for guests, this is a property that really ticks every box. It's colourful and contemporary, yet classic and chic. There is a lot of light in every room, and sunshine streams through the abundance of large windows and doors. There are stunning beams throughout the property, as well as exposed brickwork and high ceilings. This creates the feeling of even more space, and it gives the light a chance to reach every corner.

#### Large, Spacious and Light

There's a lot to love about this property, but the kitchen is one area that the current owners note as being something special. They mention that it's a versatile space, explaining that they "can cook and chat with whoever is with us" which is ideal if you are someone who regularly hosts guests. The kitchen is large, spacious and set out in a way that works well for a busy family home. It's a space that makes socialising easy. They also enjoy spending time in the lounge, describing it as a "peaceful and relaxing" environment. It also boasts an impressive log burner.

There are four bedrooms in the property and the main bedroom is "perfect, with a great ensuite and bifold doors to the garden" so a great night's sleep is guaranteed. After all, what could be better than waking up and instantly seeing a beautiful garden?

There are three other bedrooms, all of which are a good size. With three modern bathrooms, this is a home that perfectly caters to large families and visiting guests.

#### Secure and Enclosed Outdoor Space

Bay Trees Barn is a unique design, as it's one of four barn conversions which are all slightly different. It's accessed via a gated bridge, giving an extra level of security and privacy. It's set amongst peace, quiet and tranquillity. The current owners describe the house as having a "cottage-like feel" and it certainly does. It has the comfortable and cosy feeling of a cottage, but the impressive design of a converted barn.

The rear garden is completely enclosed and is accessible from three different rooms in the house. It's large, spacious and a relaxing place to be. It's ideal for dining outside with friends and family, and it's a safe space for children to play. It's a garden that's easy to manage and maintain, but there's an opportunity for you to make the area your own. Located on the edge of a village, the home has easy access to everything that you could need, in nearby villages and King's Lynn. It's also perfectly situated for daily walks along the River Ouse.















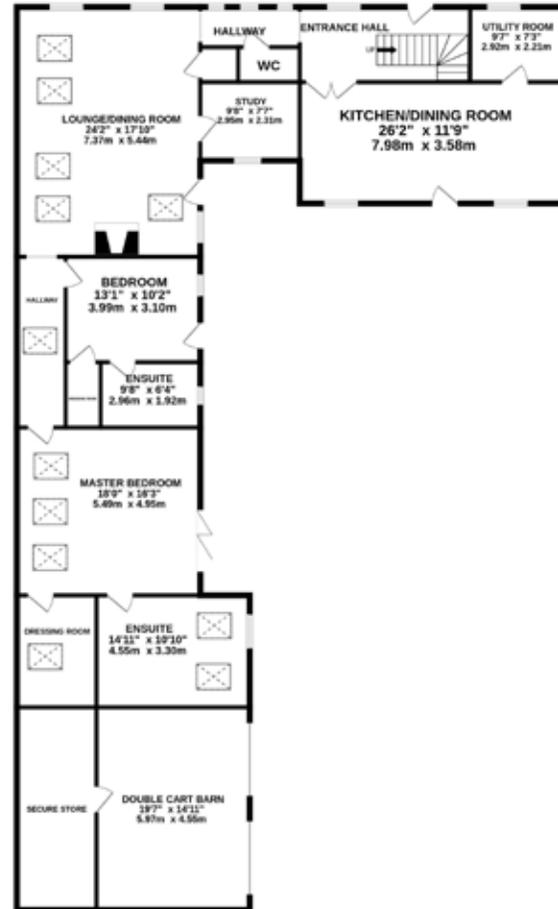




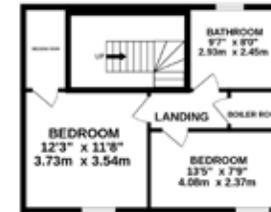




GROUND FLOOR  
2332 sq.ft. (216.7 sq.m.) approx.



1ST FLOOR  
417 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA: 2750 sq.ft. (255.4 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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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 Wiggenhall 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?...

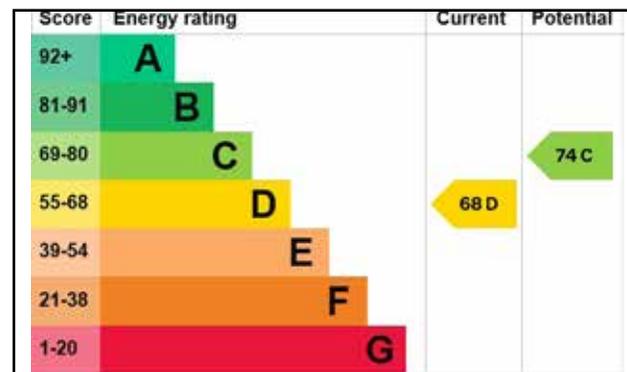
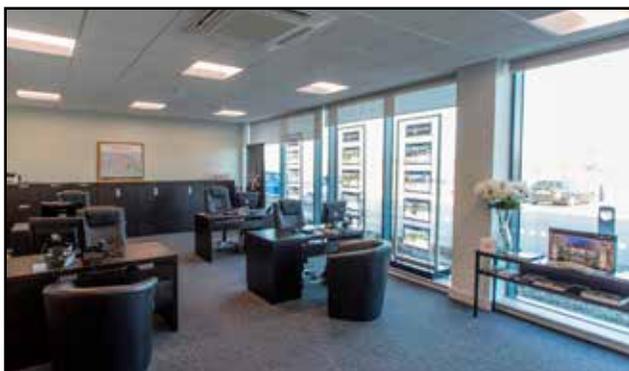
Tilney cum Islington lies less than 7 miles southwest of Kings Lynn, offering a wide variety of schools, cultural and leisure facilities, plus doctors' surgeries, Queen Elizabeth II Hospital and a main line railway station with links to Cambridge and London King's Cross. Following on from here, the popular 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

Air Source Heat Pump - Underfloor Heating downstairs, Radiators upstairs.  
 Mains Water & Water Treatment Plant (shared by the 4 barns)  
 Kings Lynn and West Norfolk Borough Council  
 Council Tax Band F

### Tenure

Freehold



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# FINE & COUNTRY

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This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

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