



Strattons Barn
Swaffham | Norfolk | PE37 8BF

BARN BEAUTIFUL



This luxury converted barn has a great deal of appeal from its Brick & Flint exterior to exposed beams and brick interior with pamment flooring, converted to a high specification in 2003. There is a large country cream kitchen with aga and island, dining room with floor to a ceiling window and an impressive entrance hallway with welcoming wooden staircase. With six large bedrooms, four bathrooms, family room and living room with inglenook fireplace. A double garage and four private gardens. Early viewing is recommended.







- Stunning Barn Conversion on a Private Complex
- Full Of Charm & Character - Exposed Beams
- Traditional Brick & Flint Build
- Beautiful Fitted Kitchen
- Generous, Sociable Living Accommodation, Four Bathrooms & Six Bedrooms
- Double Garage & Driveway, Sought After Position
- Separate Building with Living Space/Bedroom
- Total Accommodation extends to 4709sq.ft
- Energy Rating D

There was so much to recommend this property. Having lived in many diverse properties, living in a barn was entirely different from any other type of properties. This one has so many features and having two master suites was exactly what we were looking for. The original building was about 150 years old and has an amazing amount of space, particularly the open plan area from the kitchen down to the brick fireplace with wood burner. This space has been occupied by many functions holding at least 25 people. All the rooms in the house are of a good size.

There are many features of interest, original beams in some rooms, exposed brickwork with herringbone pattern on two or more walls, including the fireplace and on one wall near the double doors out to the outside barbecue area which leads on to the outside garden rooms.

There are an expanse of windows bringing in light to the front and back of the barn, there are five French doors which lead out on two of the gardens. The solid oak staircase leads on to the upper floor where there are two master suites to include en-suites and work-in wardrobes. On stepping into the expansive entrance hall, the sweeping staircase leads up to an arrow-slit window on its landing. The internal doors are made of tulip wood.

Having four separate gardens in which to entertain, catch the sun throughout the day, and view the gardens has been a particular joy, one of the bedrooms opens out onto the courtyard garden, which is nice to walk out into in the morning.

The bespoke kitchen features a gas Aga which keeps the house warm throughout the winter, and an electric Ag which is used in the summer. The central island is very large for easy food preparation and entertaining.

The ground floor has underfloor heating with radiators upstairs and over in the garden rooms/guest annexe with solid oak flooring. The large downstairs shower room has been decorated with marble tiling and all bathroom and en-suites also feature marble floors.

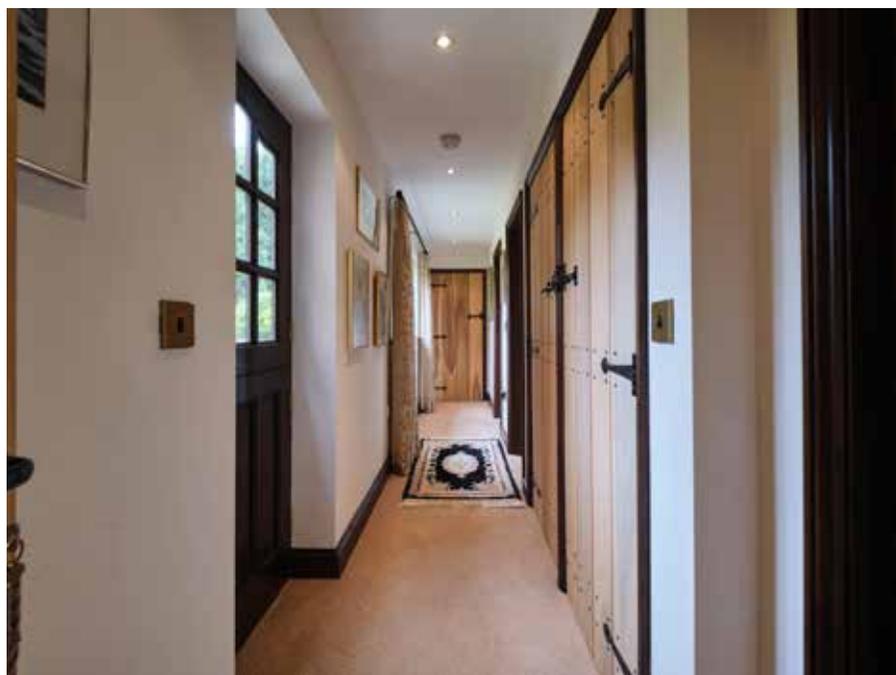


Town and Around

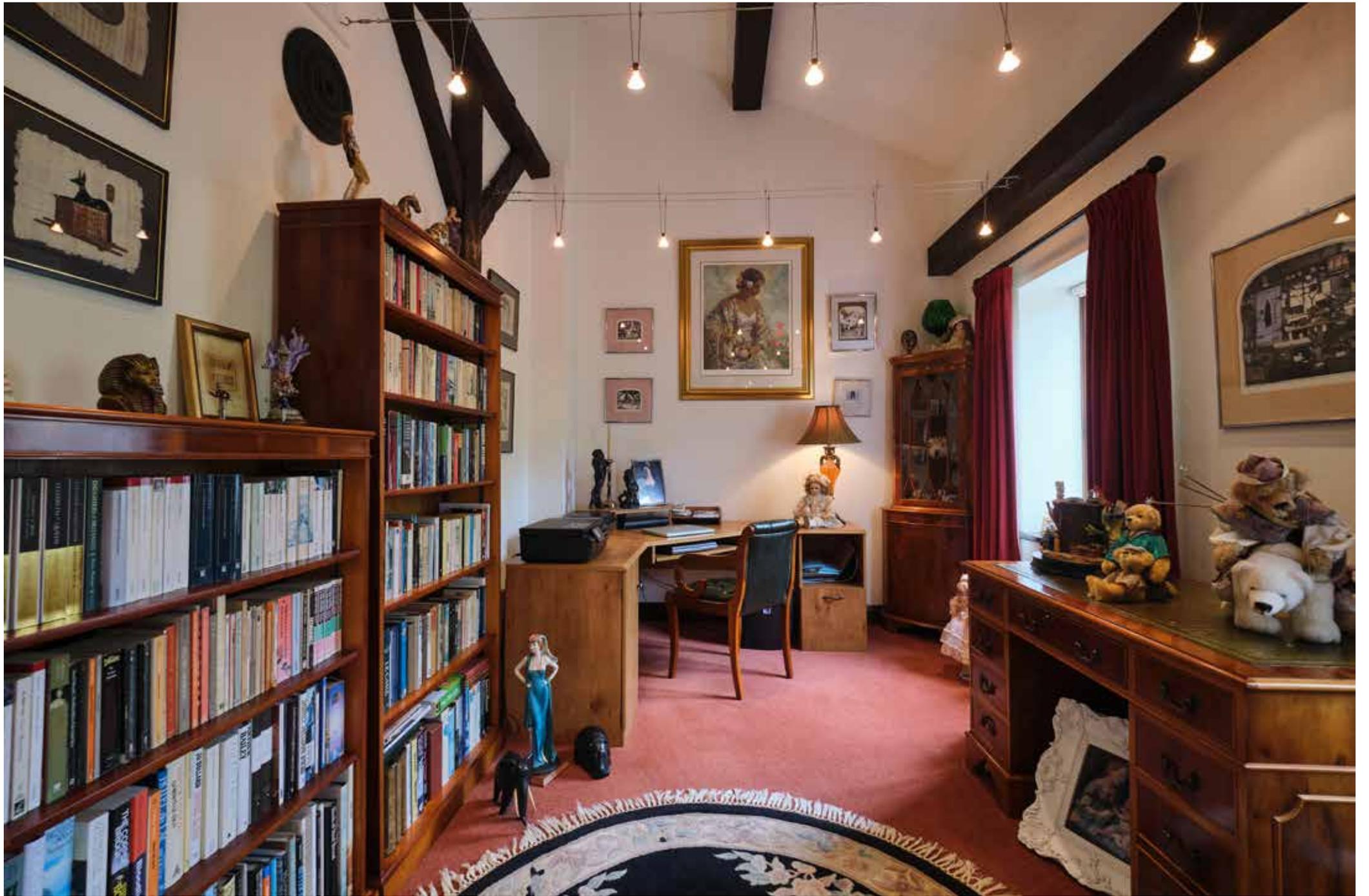
Living in Swaffham means easy access to the north of the county and the main A47 road takes you to Kings Lynn and beyond to the A1 or M1 for the north, and as far as Norwich and Great Yarmouth. It is easy to walk to the town centre without having to use the car, there are three doctors' surgeries, a Waitrose, Tesco, and Asda close by, post office, and many building societies. The forests are also within easy driving distance. There is a Saturday market in the town centre every week, lots of community amenities, voluntary groups which put on lots of interesting functions and entertainment.















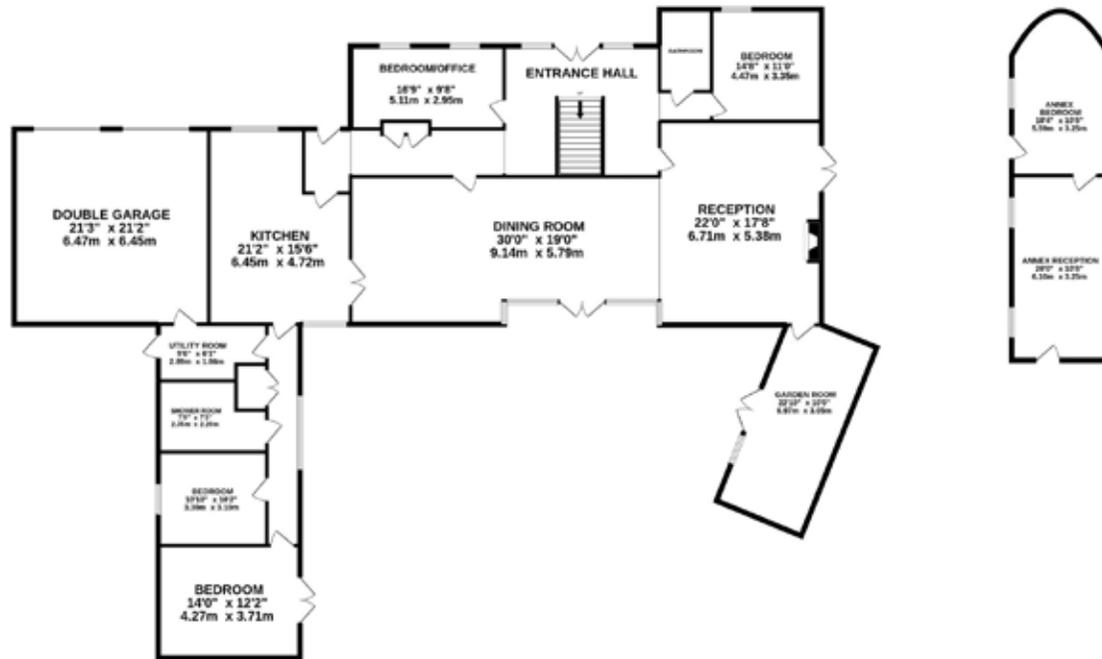




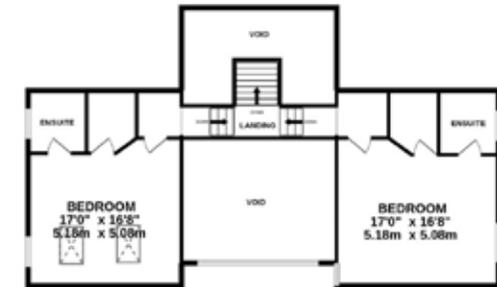




GROUND FLOOR
3511 sq.ft. (326.2 sq.m.) approx.



1ST FLOOR
1197 sq.ft. (111.2 sq.m.) approx.



TOTAL FLOOR AREA : 4709 sq.ft. (437.5 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...

Swaffham is a rural mid-Norfolk village, 16 miles from King's Lynn and 14 miles from Downham Market. Swaffham has a good range of local facilities and amenities including a Waitrose supermarket. The neighbouring village of Oxborough is famous for its church, St. John's, and the manor house Oxburgh Hall, ancestral home of the Bedingfeld family, now owned by the National Trust.

How Far Is It To...

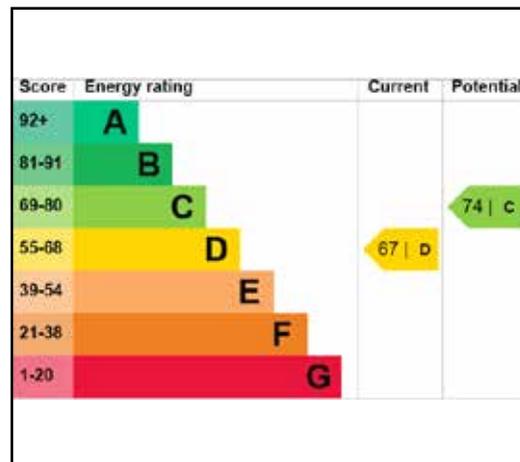
Further facilities can be found at Downham Market (14 miles), which also has an excellent railway link to London Kings Cross with a fastest journey time of 1 hour 30 minutes. Norwich, the cathedral city and regional centre of East Anglia, is approximately 29 miles distant and has a thriving cultural and historic centre and international airport to the north of the city. The North Norfolk coast, with its renowned sandy beaches, bird reserves and excellent sailing, are within easy reach.

Services and District Council

GFCH, Mains - Water & Drainage
 Breckland District Council
 Council Tax Band G £3449.75 PA

Tenure

Freehold



Fine & Country Kings Lynn Office
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FINE & COUNTRY

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THE FINE & COUNTRY
FOUNDATION

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