



THE STREET
SPORLE PE32 2UE

BROWN & CO



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Wolferton Barn (Circa 1850) is a handsome, traditional Norfolk barn with adjoining single storey former piggery in a slightly elevated position, surrounded by farmland, with distant views over the village of Sporle. The property is situated approximately 2 miles from the centre of the thriving market town of Swaffham which is roughly equidistant between the town of King's Lynn and fine city of Norwich. The property has very easy access to the A47, a main route for both into, and out of Norfolk and rail links at Downham Market for Ely, Cambridge and London. The beautiful Norfolk coast is within easy reach. The property was purchased number of years ago by the current owners who have been converting the property with meticulous attention to detail in the planning and execution to its current state, reusing the original materials wherever possible to retain the character of the original farm buildings.



DESCRIPTION

The main barn is a two storey Norfolk brick building with original full height openings. When completed the property will comprise; double height entrance area with gallery over, central dining area with bifold doors to south facing garden and french doors to rear, a sitting room area with double sided wood-burning stove with brick fireplace, a kitchen and walk in pantry. There is also permission for a sun room. Upstairs have vaulted ceilings with a large central mezzanine with views over the surrounding countryside, a master bedroom with dressing area and ensuite and two further bedrooms with family bathroom. Solar thermal panels are installed to the south facing roof. Both barns are partially converted, all exterior windows/doors are installed and constructed from oak, the roof is complete with conservation rooflights and fully insulated to far exceed buildings regulations.

Attached to the main barn is the former piggery which provides further accommodation either as an extension to the main dwelling or as a self-contained barn of its own, particularly useful for multi-generation living or possible income stream in the form of AirBnB or similar. The piggery consists of a large open plan living, kitchen and dining area, three further bedrooms (two with french doors to the courtyard garden) and provision for three bath/shower rooms, large boot room, utility/laundry and plant room.

The majority of the work has taken place in the old piggery where the period has underfloor heating installed, fully insulated and plaster boarded, electrical works, some plumbing and partially plastered. The exterior features brick and larch wood cladding. The agent holds some internal photos of the work. Inspections by building control are up to date and architect certificates for all works carried out so far. Access from the road is via a driveway, this leads to the front of the barn where there is provision for parking and access to the barn. Undoubtedly the property, and such impressive surroundings will be one of the finest in the area when completed. The property also benefits from water, electric and mains drainage. Also on site is a large agricultural barn of approximately 400m² providing useful, substantial, storage space and potential for a number of purposes.

LAND

The entire plot is approximately 14.78 acres in size. This comprises the barn and immediate surrounding garden of approximately 1 acre and two fields. The first field is approximately 4.1 acres and is set meadow and cultivated with a variety of Norfolk heritage fruit trees. The owners have planted a perimeter of native broadleaf trees and hornbeam hedging and created beautiful parthways and various areas to enjoy. The second field is approximately 9.61 acres and is used for hay. The long distance footpath Peddars Way

and the Nar Valley way are within minutes of the property.

PLANS, AREAS & SCHEDULES

These have been prepared as carefully as possible and are based on the Ordnance Survey scale plans and HM Land Registry. All plans are published here are for identification and indicative purposes only and are believed to be correct however in no way should be relied upon.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

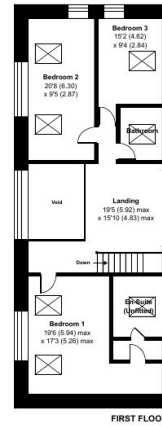
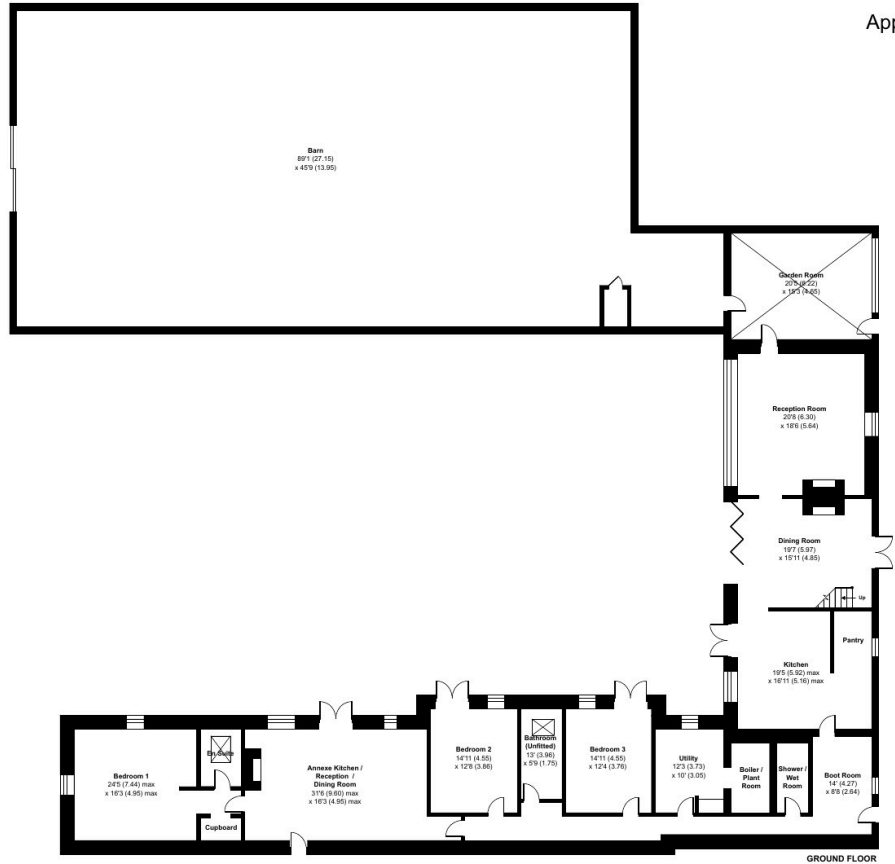
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ANTI-MONEY LAUNDERING

In accordance with the most recent Anti-Money Laundering legislation, a buyer will be required to provide proof of identity and address to the Seller's Agent once an offer is submitted and prior to solicitors being instructed.

The Street, Sporle, King's Lynn, PE32

Approximate Area = 2465 sq ft / 229 sq m
 Barn = 4293 sq ft / 398.9 sq m
 Annexe = 1911 sq ft / 177.5 sq m
 Total = 8669 sq ft / 805.4 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Brown & Co. REF: 1000310

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Brown&Co
 Market Chambers | 25-26 Tuesday Market Place | Kings Lynn | PE30 1JJ
 T 01553 770 771
 E kingslynn@brown-co.com

