



Lime Kiln Road
West Dereham PE33 9RT

BROWN & CO



Lime Kiln Road, West Dereham PE33 9RT

STUNNING, DETACHED BARN CONVERSION
PEACEFUL, RURAL SETTING WITHIN HAMLET OF WEST DEREHAM
BREATHTAKING KITCHEN/BREAKFAST/GARDEN ROOM
SITTING ROOM WITH WOOD STOVE
FIVE BEDROOMS, TWO ENSUITE & FAMILY BATHROOM
WRAP AROUND GARDENS, PATIO TERRACE & POND
OUTSTANDING FIELD VIEWS



INTRODUCTION

Brown&Co offers a stunning, detached barn conversion, in a rural position in West Dereham, approximately 5 miles from Downham Market, a thriving town with mainline station to Ely, Cambridge and London. The property is presented in a superb manner and first hand inspection is essential to appreciate everything the property and its location offer. Viewing is strictly by appointment only.

LOCATION

West Dereham is a small, rural hamlet located in West Norfolk, England, offering a mix of historic cottages and modern property. It is easily accessed from the A134, the village has a swift route to the bustling market town of Downham Market 5 miles away, which is home to the nearest mainline station to London, Ely & Cambridge. Also the towns of King's Lynn and Thetford are easily reached.

DESCRIPTION

Bell Barn is nestled in a peaceful, rural setting with surrounding wildlife and field views. The substantial barn was painstakingly and skillfully converted and has been enjoyed by the current owners for nearly 18 years. The property is situated in the small hamlet of West Dereham on Lime Kiln Road and is surrounded by fields. To the front of the property there is a driveway which leads

to a courtyard with parking area and workshop. Gardens surround the house and the plot extends to approximately 0.66 acres which is laid primarily to lawn with a variety of trees, shrubs and borders. There is a stunning patio terrace to the rear with outstanding views and pond where the owners enjoy many hours in warmer weather. There is also a tractor shed discreetly positioned in one corner for garden storage. The property has an incredible 33 solar panels installed which provides free daytime electricity and feed-in to the national grid.

Inside, the property offers an impressive 4000sqft / 377m², approximately, of accommodation over two floors. There is a large welcoming reception hallway with staircase and gallery over, sitting room with wood stove, dining room with some fabulous exposed original walls and brick flooring, games room, wc and study. A door leads to open plan living which is a breath-taking kitchen/breakfast/garden room. The kitchen is a bespoke arrangement of fitted units with quartz worktops with area for breakfast table leading to an amazing custom built oak and glass garden room. Further more there is a side entrance, utility room and large office/studio, also with access to the garden. Upstairs there are five bedrooms, two of which have en-suite facilities, and a large family bathroom. All the bedrooms have superb views over neighbouring land.

WORKSHOP

The workshop is an excellent addition by the owner which is fully insulated and has power, lighting and water. The workshop measures approximately 15' x 50'.

SERVICES & OTHER INFORMATION

Mains water and electric. Private drainage to treatment plant. Oil fired central heating. EV Charging point. 33 solar panels, contract to transferred to new owner.

Energy Performance Certificate - C. Council Tax Band F.

VIEWING PROCEDURE

Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01553 770771 / kingslynn@brown-co.com

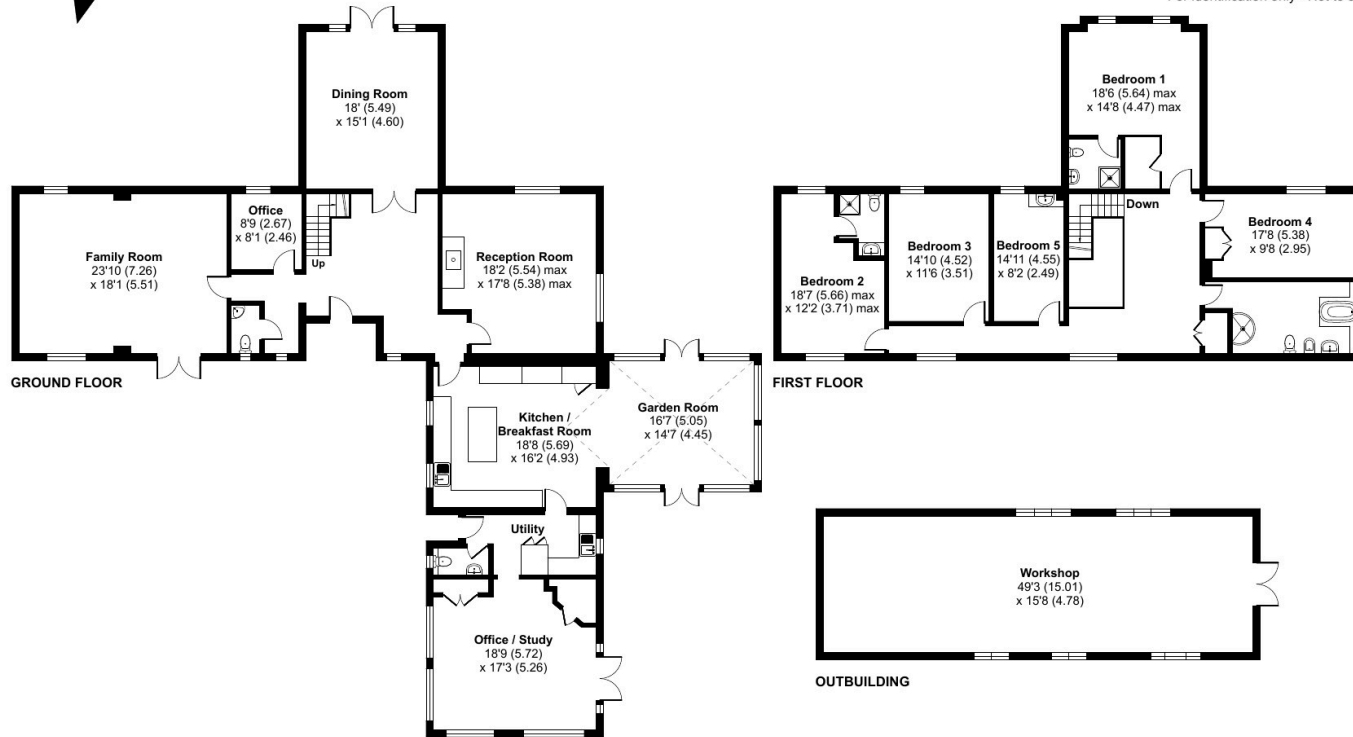
BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer Brown&Co are required to verify the identity of the buyer to comply with the requirements of The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulation 2017. Further, when a property is for sale by tender an I.D check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

Lime Kiln Road, King's Lynn, PE33

Approximate Area = 4000 sq ft / 371.6 sq m
 Outbuilding = 772 sq ft / 71.7 sq m
 Total = 4772 sq ft / 443.3 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:1029889

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