



THE STORY OF

# The Stalls

*Bircham Tofts, Norfolk*

SOWERBYS

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# The Stalls

Pond Farm, Stanhoe Road, Bircham Tofts,  
Norfolk, PE31 6QT

Substantial Barn Conversion

Three Double Bedrooms

Two Bathrooms

Farmhouse Kitchen/Dining Room

South-Facing Reception Room

Private Courtyard Garden

Integral Garage

Downstairs Shower Room

Exposed Beams

Tranquil Location

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“...sitting under the shade of the silver birch on a summer’s day, listening to the sound of silence.”

With exposed beams and vaulted ceilings, a log-effect burner and pamment tiled floor, The Stalls represents the very essence of what a traditional Norfolk barn conversion should look like.

Approached via a private driveway, the property is arranged as an ‘L’ shape and is entered on the apex into what is an incredibly generous central hall. This is very much a room of its own and its generosity of size immediately sets the tone for the feeling of space that is such a feature of this property. The rest of the living space is then equally divided

between the reception room at one end and the kitchen and dining room at the other, both rooms featuring more of those delightful exposed beams. The reception room has a central burner for cosy nights in but also french doors out to the south-facing courtyard garden, perfect for sultry summer days, sitting out under the shade of a silver birch. The courtyard also links across to the kitchen/dining room via a second pair of french doors, and this room really feels like a farmhouse kitchen given its proportions and the inglenooked cooking range.



“It really is so very peaceful...in the summer it is full of light and we have the doors constantly open, in the winter we light the log burner and the whole house feels cosy.”





Upstairs there are three bedrooms; two doubles and a twin which features a beautifully hand crafted fitted bunk, perfect for little ones. The principal bedroom has an en-suite bathroom whilst the other two share a family bathroom. In addition there is a downstairs shower room just off the hall, ideally placed for sluicing down after a muddy winter's walk.



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.

In addition to the south-facing central courtyard there is an east-facing lawn garden to the front, which is also open to the south and very private. There is off street parking for three cars, in addition to the large integral garage which is perfect for storing bikes, kayaks or even a car!

The Stalls has been a very much loved home from home for all the family for well over a decade but it is now time for a new family to enjoy its tranquillity and character and make new memories here.



ALL THE REASONS



# Bircham Tofts



IN NORFOLK  
IS THE PLACE TO CALL HOME



The village of Bircham lies on the border of the Sandringham Estate, about 7 miles from the north Norfolk coast and comprises of three parishes:

Great Bircham, Bircham Tofts and Bircham Newton.

Bircham Tofts is recorded in the Domesday book as Stoftstan, referring to its stony soil and merged with Bircham Newton in 1719.

Great Bircham has a good farm shop with deli, a church, St Mary's and the Kings Head Hotel with award winning restaurant. There is also a fully restored windmill, considered to be the only working windmill in this part of

the county, where visitors can climb five floors up to the fan stage and on windy days, can see the sails and milling machinery turning and admire the view. The mill also has a bakery, tea room, gift shop, small children's farm and cycle hire centre.

Bircham Newton has a small, private trout fishing lake and the Church of All Saints, one of the smallest in the county, with no porch, few windows and Victorian box pews. Nelson's daughter Horatia married Philip Ward, who was the rector and brought up a large family at Church Farm.

The closest train station is at King's Lynn providing direct rail links to Cambridge and London King's Cross.



Note from the Vendor



The courtyard garden at The Stalls

“We love Brancaster Beach and Burnham Market, but we also love returning from their busyness to our peacefulness.”

THE VENDOR



## SERVICES CONNECTED

Mains electricity and water. Oil fired central heating.

## COUNCIL TAX

Band F.

## ENERGY EFFICIENCY RATING

E. Ref:- 9802-3930-1200-4477-9200

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: ///spreading.closer.hiding

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