



THE STORY OF

3 Town Farm Barns

Great Bircham, Norfolk

SOWERBYS

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Lynn Road, Great Bircham,
Norfolk, PE31 6WP

Barn Conversion

En-Suite and Family Bathroom

Character Features

Off-Street Parking and Double Garage

Potential for Downstairs Bedroom

Countryside Location

Walking Distance to Shop, Pub and Village Centre

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“The kitchen is filled with sunlight and we often watch the sunset while enjoying our supper...”

Down a quiet lane and backing onto fields and open countryside, 3 Town Farm Barns is just a short walk from the village stores and local pub. The characterful barn was initially built in 1874 and was sympathetically converted 25 years ago, keeping its original features and all the charm one would expect in a barn style property.

The accommodation downstairs feels warm and welcoming. The spacious lounge has a delightful wood-burner in the centre, and doors to both sides which lead to the front and rear gardens, making it a great sociable space. The country style kitchen is well-equipped, overlooking the rear garden, and with space for a breakfast table. There is also a separate dining area. An office

and a guest WC complete the downstairs accommodation and offer obvious potential for use as a downstairs bedroom, playroom or hobby room.

The character of the property continues upstairs with a mezzanine landing that exposes beams and gives a great sense of space. There are three double bedrooms, with bedrooms two and three served by a modern bathroom. With a window running the full length of the room and providing beautiful garden views, the en-suite principal bedroom is a magical place to wake and enjoy your morning coffee.

Since owning the property our sellers have updated many aspects, including new bathrooms, WC, flooring and boiler.





First Floor
Approximate Floor Area
867 sq. ft
(80.54 sq. m)



Outbuilding
Approximate Floor Area
90 sq. ft
(8.36 sq. m)

Ground Floor
Approximate Floor Area
1024 sq. ft
(95.11 sq. m)

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.
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Outside, the rear garden is fully enclosed and private with access to the double garage. Bathed in the afternoon sun, it's an ideal spot to relax with the family.



The front garden is spacious making it ideal for family or friends to gather and take in the countryside backdrop and impressive mature trees which adorn the lawn. A gravel driveway to the side has space for several cars and access to the double garage.



3 Town Farm Barns makes for an ideal family escape, to enjoy the countryside and all the local area has to offer. Whether it is snuggling down around the sitting room fire or entertaining guests in the garden, this property will create many more happy memories and will be loved by any new homeowner.



“Fantastic walks surround the property, with views of Bircham Windmill for miles...”

ALL THE REASONS



Great Bircham

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.

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.

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

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 garden views from the bedroom give you a sense of peace and tranquillity."

THE VENDOR



SERVICES CONNECTED

Mains water and electricity. Drainage to septic tank. Oil fired central heating.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

D. Ref:- 8700-8985-4729-9107-4583

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: ///dreamer.attending.fairway

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