



THE STORY OF
Stoney Barn

Roydon, Norfolk

SOWERBYS

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Stoney Barn

2 Stoney Road, Roydon,
PE32 1AP

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Detached Barn Style Property

Open Plan Kitchen/Dining Room

Family Room with a Log-Burner

Separate Home Office or Play Room

Four Double Bedrooms

En-Suite to Principal Bedroom

A Large Loft That is Ripe to be Converted (STBS)

Ample Off Road Parking and a Triple Cart Shed

EV Charging Point

Quiet and Tranquil Location

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“...open-plan layout, wooden beams, triple aspect windows, and french doors leading to the rear...”

Upon pulling into the driveway and stepping out of their car, the sellers were immediately struck by the serene atmosphere enveloping Stoney Barn. The tranquillity, punctuated only by the gentle melodies of songbirds, offered an instant sense of calmness. Now, after 8 years and with plans to relocate to another part of the country, this charming family home eagerly awaits its next occupants to transform it into their forever home.

Proudly standing, the property welcomes visitors with its arched brick walls, setting a picturesque scene. Double-height windows offer a modern touch with hints of a bygone era.

Entering the property, one is greeted by a spacious and inviting atmosphere. The entrance hall is bathed in natural light, while

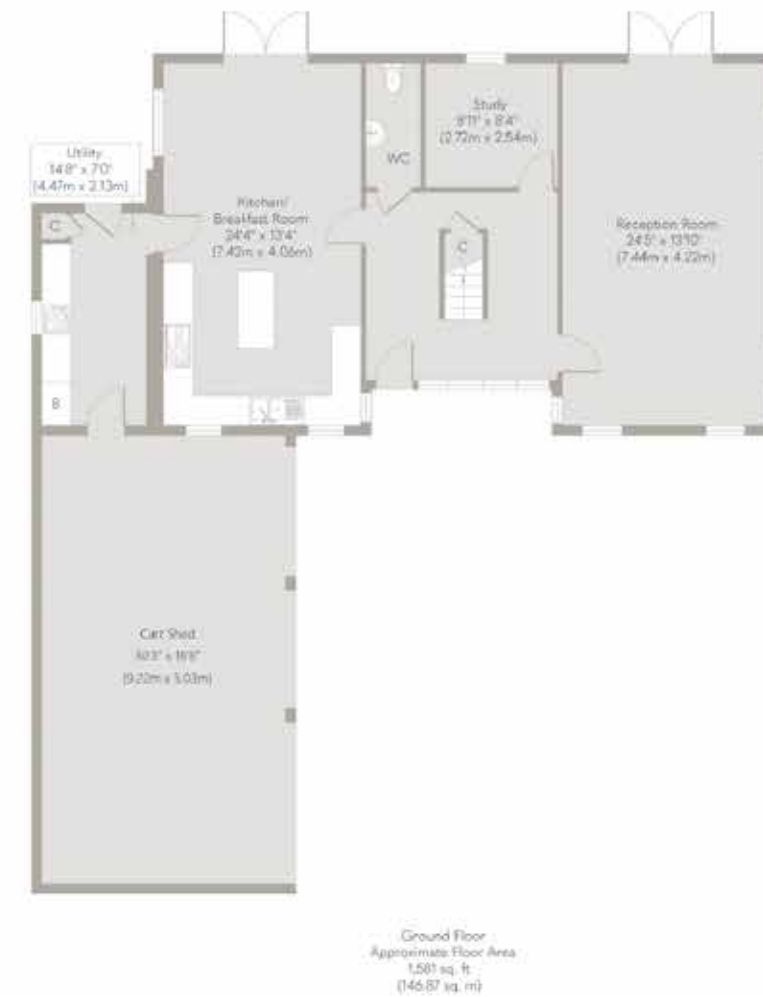
an oak staircase exudes strength, providing easy access to all reception rooms, ensuring a comfortable living experience.

The heart of the home lies in the solid kitchen/dining room—a space where guests and family naturally are drawn to. With its open-plan layout, wooden beams, triple aspect windows, and french doors leading to the rear garden, this area exudes warmth and homeliness. High-quality features such as granite worktops, solid oak units, and travertine tiles further enhance its appeal.

The sitting room complements the home beautifully, complete with a log-burner that adds an extra layer of comfort—a must-have in a property of this calibre. Additionally, a study provides an ideal workspace or playroom.



Ascending to the first floor, the gallery landing grants access to four bedrooms and the family bathroom. Each bedroom boasts generous proportions, with the principal bedroom enjoying the luxury of an en-suite shower room and built-in wardrobes.



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 property offers a blank canvas. A five-bar gate leads to a spacious driveway and a triple bay cart shed with an EV charging point. The rear garden, both sizeable and private, features a patio area ideal for BBQs and a lawn perfect for entertaining guests of all ages on warmer days.

With its modern build boasting rustic charm, serene location, and convenient access to a train line and the Norfolk Coastal Line, Stoney Barn presents itself as a must-have property.



ALL THE REASONS

Roydon

IN NORFOLK
IS THE PLACE TO CALL HOME

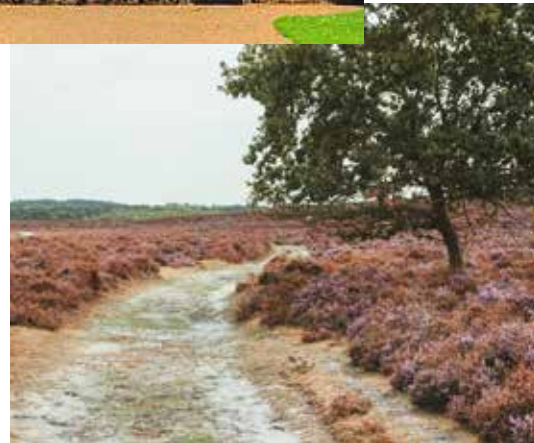


Roydon is a small village to the east of King's Lynn sitting adjacent to Roydon Common National Nature

Reserve. Ideally located, five miles from Sandringham Estate, ten miles from the nearest beach and six miles from the main town of King's Lynn.

Being so close to Kings Lynn has its perks with Cambridge, Peterborough and Norwich

all within an hour's drive and a direct rail line into London King's Cross arriving in the capital in just 1 hour 40 minutes, King's Lynn continues to attract a growing number of professionals seeking an easy commuter route. It's easy to see the appeal of this central location with a clutch of high street retailers and independent restaurants in the town's Vancouver Centre. The Majestic Cinema and King's Lynn Alive Corn Exchange are the place to catch a film or show, or check out what's on at St George's Guildhall, the UK's largest surviving medieval guildhall, today a vibrant arts centre.



Note from Sowerbys



“The property stands proudly on its plot surrounded by countryside. This serene property is ideal for families looking to immerse themselves within nature.”

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SERVICES CONNECTED

Mains water, electricity and drainage. Oil fired central heating.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

C. Ref:- 8534-8222-9300-0539-4206

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: ///breathy.mend.myself

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