



Bonnetts Barn  
Walpole Cross Keys | Norfolk | PE34 4HB

## DISTINCTIVE CONVERTED BARN



Unveiling Bonnetts Barn, a bespoke sanctuary where history and contemporary living harmonise seamlessly, inviting you to experience the pinnacle of bespoke rural living. To truly appreciate the craftsmanship and uniqueness of this extraordinary property, a personal viewing is essential.





# KEY FEATURES

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- 17th Century Barn Conversion, A Unique Blend of History and Modern Luxury
- Four/Five Bedrooms, Offering Flexibility and Space for The Whole Family
- Open-Plan Living, Ideal for Entertaining and Enjoying the Stunning Rural Views
- Master Suite with Mezzanine Dressing Room Offering a Luxurious Retreat
- Bespoke Kitchen Featuring a Central Island and Quartz Worktops
- Wood-Burning Stove Within Inglenook Fireplace
- Landscaped Garden, a Private Oasis Extending to The Rear of The Property
- Ample Off-Street Parking and A Double Garage
- Total Accommodation Extends To: 2,997sq.ft
- Bespoke Handmade Timber Windows, Echoing the Prevailing Oak Theme

## Characterful and Stylish

With five bedrooms and an abundance of living space, Bonnetts Barn is a property with much to offer. When asked to describe the property in three words, the current owners chose “welcoming, characterful and stylish” and that’s evident from the moment you enter. As you walk from room to room, it’s clear a lot of thought has been put into the property’s interior design. The current owners have found the perfect balance between classic features and high-quality finishes. It’s also detached, providing peace and quiet, and creating the feeling of being away from prying eyes.

There’s a lot to love about the home, but the charm and character instantly stood out to the current owners. They immediately fell in love with “the way it makes you feel at home as soon as you walk through the door” and the craftsmanship, explaining that “it strikes you straight away, with lovely oak beams and floors and tastefully exposed brickwork.” Converted from two barns, this is a unique home, boasting a lot of natural light and space. It has an unusual horse-shoe shape, ensuring one space seamlessly flows into the next.

## Spacious and Homely

Though every room in Bonnetts Barn has something to offer, the current owners chose the large kitchen/diner as their favourite space. They describe it as a “well-proportioned and comfortable” part of the property that welcomes you into the home. They also highlight that the room has a “tasteful, country-style” character.









# KEY FEATURES

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The room is flooded with light and offers unbeatable views over the garden to the rear. It's the hub of everything that happens in the home, and the double doors leading out to the gorgeous garden extend the living space.

The property has five bedrooms, two of which have en suite access. One of these bedrooms could be used as a study, highlighting how versatile the home is. It's a property that works well for a large and lively family but also accommodates visiting guests. There's a cosy and comfortable lounge, the perfect place to relax and unwind after a busy day, and no shortage of storage.

## Beautiful Landscaped Garden and Location

As you head outside, you will immediately see why the garden at Bonnetts Barn is something special. Professionally designed by a Sandringham Flower Show silver medal winner, every inch of the outdoor space is landscaped perfectly, and the reed fencing provides tranquillity and privacy. It's a relaxing, tranquil and picturesque place to be. The summerhouse is the perfect entertaining space during the summer months, offering unmatched views of the colourful planting and tall grasses towards the rear of the property. The current owners describe the garden as having a "character of its own," combining beauty and practicality. As well as being a wonderful place to relax and spend time with loved ones, it also boasts a large patio, ample off-street parking for up to ten vehicles, and a double garage

Bonnetts Barn is surrounded by working farmland in most directions, and the current owners enjoy watching the land change through the seasons, from fields of flowers in the spring to hay baling in the summer. Head into the next village, and you will find everything you need, including a doctor's surgery, a vet, a supermarket and a hairdresser. If you venture further afield, you can be in Norwich and Cambridge in around an hour, and London is easily accessible from King's Lynn via train.















































# INFORMATION

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## On The Doorstep...

The village has its own primary school (up to age 11) with around 45 pupils. A tranquil spot surrounded by farmland yet only 3/4 of a mile up the road is the A17 leading eastwards to Kings Lynn where there is a direct rail service to London, and beyond, the start of the sandy beaches of Norfolk, only about a half hour drive. Wisbech is just 6 miles southwest where there is the much sought after independent Wisbech Grammar School and the Thomas Clarkson Academy rated Good by Ofsted, with further state secondary schools in King's Lynn. Peterborough is about 40 minutes southwest where you can pick up the A1, and Norwich and Cambridge are just over an hour's drive.

## How Far Is It To?...

King's Lynn is 17 minute drive and is brim full of history and with a vibrant town centre, King's Lynn is the ideal destination to spend a few nights, enjoying the superb mix of history, shopping and entertainment on offer.

Directions - Please Scan The QR Code Below

## What Three Words Location

Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words.. [///unlimited.mows.masking](https://unlimited.mows.masking)

## Services, District Council and Tenure

OFCH, Underfloor Heating

Mains Water & Water Treatment Plant

Kings Lynn and West Norfolk Borough Council - Tax Band F

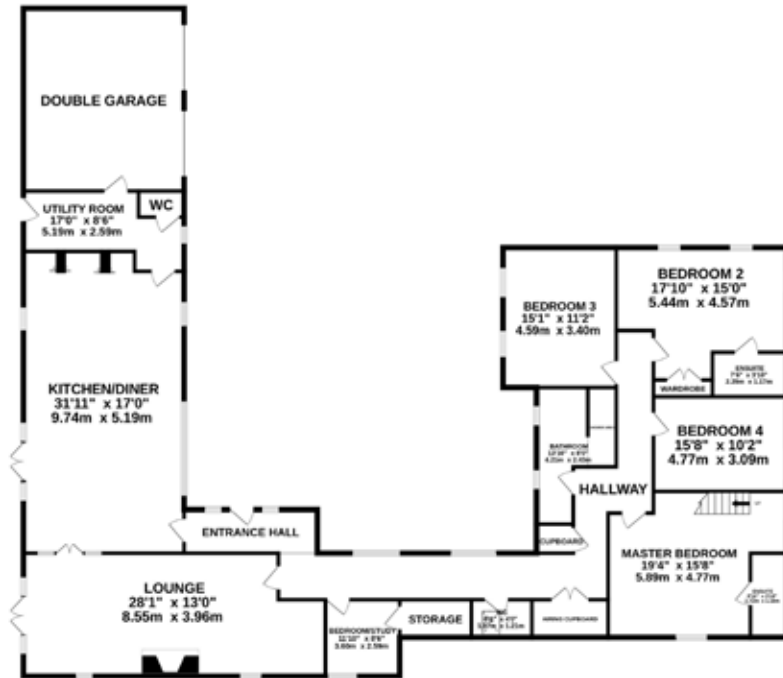
Freehold





GROUND FLOOR  
2879 sq.ft. (267.4 sq.m.) approx.

1ST FLOOR  
288 sq.ft. (26.6 sq.m.) approx.



TOTAL FLOOR AREA: 2997 sq.ft. (278.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.









# FINE & COUNTRY

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