



Bircham Road  
Fring PE31 6SH

**BROWN & CO**



## Bircham Road, Fring PE31 6SH

Refurbished barn conversion

Two bedrooms, master with en-suite

Modern kitchen with island and breakfast bar

Open plan living area with wood burning stove

Patio area with raised lawn

Rural hamlet location

Far reaching views to front & rear

Must be viewed to fully appreciate



### Introduction

Brown & Co offers a refurbished barn conversion in Fring, a beautiful North Norfolk village on the edge of the Sandringham Royal Estate and around 6 miles from Brancaster on the coast. The property has been extensively modernised by the owner and viewing is essential.

### Location

Fring, in North Norfolk, is a small rural hamlet of under 50 houses in a stunning, gently undulating part of the county. Peddars Way Roman Road passes close by and the village offers a very relaxed pace of life. The village is surrounded by farmland managed by two large Estates and the village also borders the Sandringham Royal Estate. The North coast is within easy reach; Brancaster, a popular destination with breathtaking beach is around 6 miles away as well as Burnham Market. Walking, sailing, golf and many other attractions are nearby. A mainline station is available in King's Lynn to Ely, Cambridge and London.

### The property

The property is part of a small complex of barns with far reaching views to either side. Outside, there is parking, secured by a five bar gate. There is a shed for storage, patio area and raised lawn with a stunning view to the rear. The property can be accessed via a communal area to the front door but, most conveniently, via the rear door from the parking area.

Inside, the property has been extensively refurbished by the owner with the property benefitting from new oak flooring, kitchen and stunning bathroom suites. Stepping inside is a beautifully naturally lit open plan living area which comprises modern kitchen with island unit and breakfast bar. From here, the living space opens out with area for dining table, seating and open fire place with wood burning stove and floor to ceiling windows. A hallway leads into the barn with access to the 'front' door, second bedroom and newly fitted bathroom. Finally, the impressive master suite awaits with a very large bedroom, extensive recently fitted bedroom storage and en-suite.. The barn has plenty of character through original features such as exposed ceiling timbers and brick and flint exterior.

The house is presented in an exemplary manner and first hand inspection is essential.

### Services

Mains water, drainage and electricity. Oil central heating. The property also benefits from an EV charging point.

### 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](mailto:kingslynn@brown-co.com)

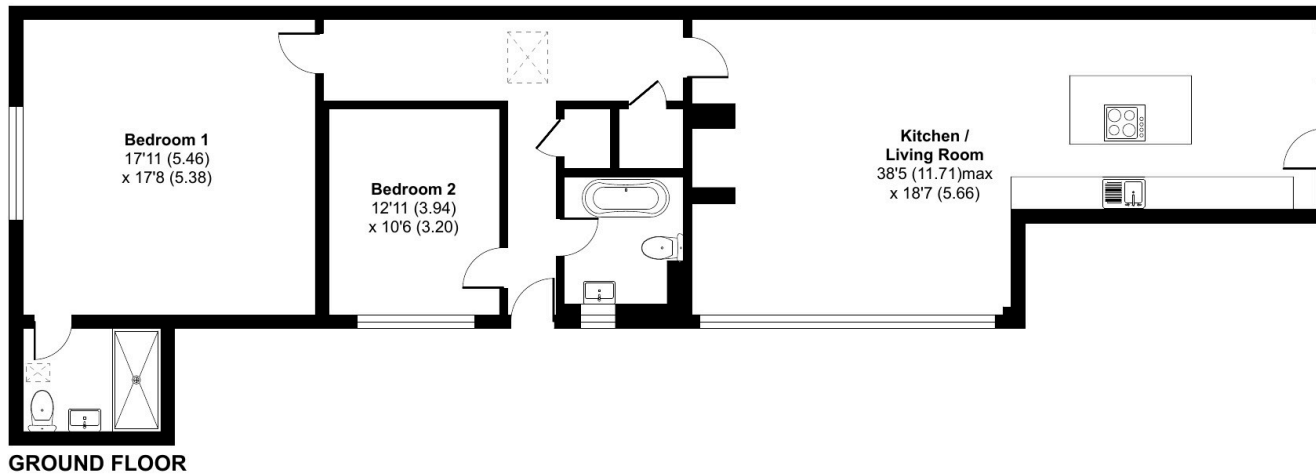
### Buyer identity check

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.

# The Barns, Bircham Road, Fring, King's Lynn, PE31

Approximate Area = 1386 sq ft / 128.7 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). © nichecom 2024. Produced for Brown & Co. REF: 1117786

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