



THE STORY OF

Hall Barn

Beachamwell, Norfolk

SOWERBYS



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Hall Barn

Old Hall Lane, Beachamwell, Norfolk
PE37 8BG



- Over 5,000 Sq. Ft. of Living Space
- 12 Bedrooms and Further Studio Annexe
- Five Bedrooms Enjoy En-Suites
- Multiple Reception Rooms
- Plot of Just over 2.5 Acres (STMS)
- Multiple Outbuildings
- Characterful Norfolk Barn Conversion
- Incredibly Private Location
- Income Potential



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“An abundance of features have been both retained and sympathetically introduced...”

An exceptionally unique and rare opportunity, Hall Barn has not been available for more than 30 years. Situated on a superbly private plot of just over 2.5 acres (STMS), this incredibly characterful Norfolk barn conversion presents a whole host of possibilities for those seeking a truly exceptional property.

The internal floor area extends to more than 5,000 square feet, showcasing an abundance of features that have been both retained and sympathetically introduced, brilliantly demonstrating and embracing the journey of the structure from its former agricultural use, to its current status as an enviable home.

Currently, the property has been cleverly subdivided into five elements, totalling a potential 12 bedrooms, with five enjoying their own en-suite. The two larger sections at either end boast living rooms on the first floor, affording elevated views over the mature surrounding gardens and fields beyond.

A further studio annexe offers yet more flexibility to this already hugely diverse premises. Subject to the relevant permissions, there is potential for a wealth of income streams through holiday let or rental opportunities.







A Mediterranean-inspired design to the walled garden area provides a delightfully sheltered south-facing oasis, perfect for outdoor relaxation and entertaining.

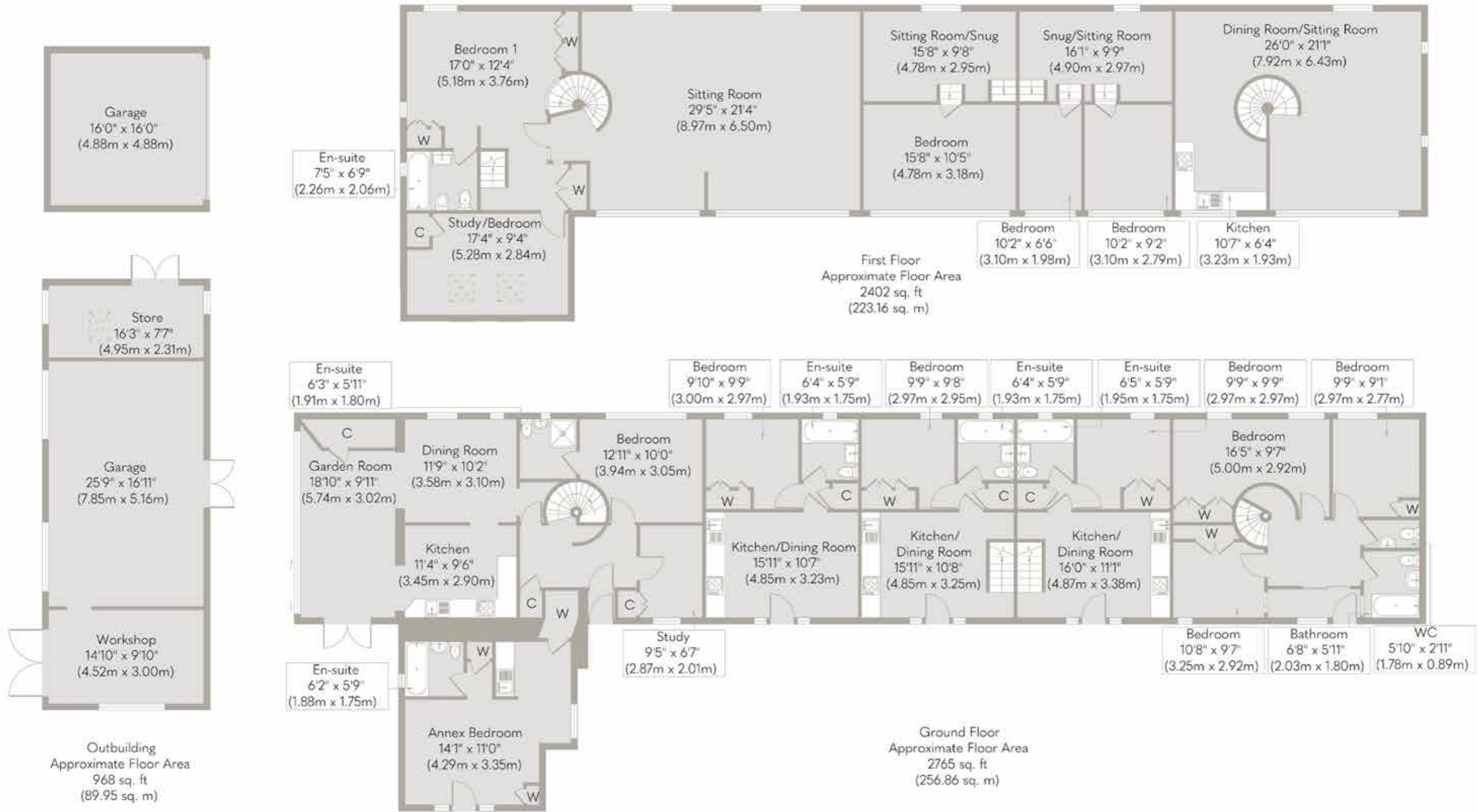
Additional outbuildings include a large double garage with accompanying workshop and store, as well as a separate double garage. The home is surrounded by open lawns and mature trees, providing an incredible sanctuary for family, friends, visitors, and wildlife alike.

While the home could benefit from updating throughout, it presents an exciting adventure of remarkable proportions for those with vision and creativity. Embark on an extraordinary journey of continued restoration and transformation.





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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.

ALL THE REASONS



Beachamwell

IN NORFOLK
IS THE PLACE TO CALL HOME



Beachamwell is a small rural village five miles from the market town of Swaffham. There were settlements in and around Beachamwell as far back as neolithic times, but the modern village really dates from around 1815 when the first houses were built around the green. The church, St Mary's, dates back over a thousand years and, with its thatched roof, is considered to be one of the most attractive churches in England. There is a mobile Post Office which visits four mornings a week, and the village has a pub, The Great Danes Country Inn - named after the dog rather than the invading hoards.

There's easy access to Downham Market, Swaffham and Norwich, and King's Lynn is approximately 13 miles away. Perched on the banks of the River Ouse, King's Lynn has been a centre of trade and industry since the Middle Ages, and its rich history is reflected in the many beautiful buildings which still line the historic quarter.

King Street, which runs from Tuesday Market Place to the Custom House, was once known as 'Stockfish Row' for the number of fish merchants that lived there. With a listed building every 26ft, Sir John Betjeman

described it as one of the finest walks in England.

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.

A stunning cluster of Georgian architecture sits to the west of town and the streets surrounding The Walks, a Grade II listed, 17-hectare park where elegant folk once promenaded. Families still enjoy weekend walks or a Sunday concert in the park.

Ideal for those who desire the best of both worlds, Beachamwell offers rural living whilst perfectly situated to access all that Norfolk has to offer, from beaches to woodlands, and just a stone's throw from beautiful market towns.



SERVICES CONNECTED

Mains electricity and water. Drainage to septic tank. Oil fired central heating, with two boilers.

COUNCIL TAX

Band G.

ENERGY EFFICIENCY RATING

E. Ref:- 2586-3038-5205-7304-4204

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: ///wiggly.lilac.whirlpool

AGENT'S NOTE

A section of the barn is currently let for £1,200pcm. The vendor has submitted a request to divert a Public footpath. Portions of the land are subject to easements to allow for the maintenance and distribution of electrical services. The property is accessed via a right-of-way over a private road. Additional land may be available by further negotiation.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

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