



THE STORY OF

# The Barn

*Methwold, Norfolk*

SOWERBYS

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# The Barn

3 St. Georges Court, Methwold  
Norfolk, IP26 4PL

Sold with No Onward Chain

Charming Chalk Exterior Barn Conversion

Large Sitting Room with a Log-Burner  
and French Doors to Rear Garden

Welcoming and Spacious Reception Area/Dining Room

Kitchen/Breakfast Room and Triple Aspect Windows

Versatile, Bright and Spacious Landing

Four Bedrooms and Family Bathroom

Two En-Suites

Ample Off-Road Parking

Low Maintenance Rear Garden and Tranquil Location

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“We would describe our home as modern, bright and spacious.”

Once a stable for the main farmhouse, The Barn was converted in 2013 to a family home of the highest standard. It's ideal for those looking for a property off the beaten path with light, high ceilings, and a high-quality finish. The current owners transformed the former stables into a contemporary barn conversion with a layout designed for entertaining and socialising.

Approaching the barn, you'll notice its beautiful chalk exterior and high windows, giving it a sense of exclusivity. Upon entering, you'll be struck by the vastness of the space and the abundant natural light flooding in from both ends of the building.

The kitchen/breakfast room, with its granite worktops, solid wood units, triple

aspect windows, and french doors, has become the hub of the home where family and guests gather. The sitting room, filled with natural light and featuring a large log-burner, offers a relaxed atmosphere and can easily transition into a space for social events.

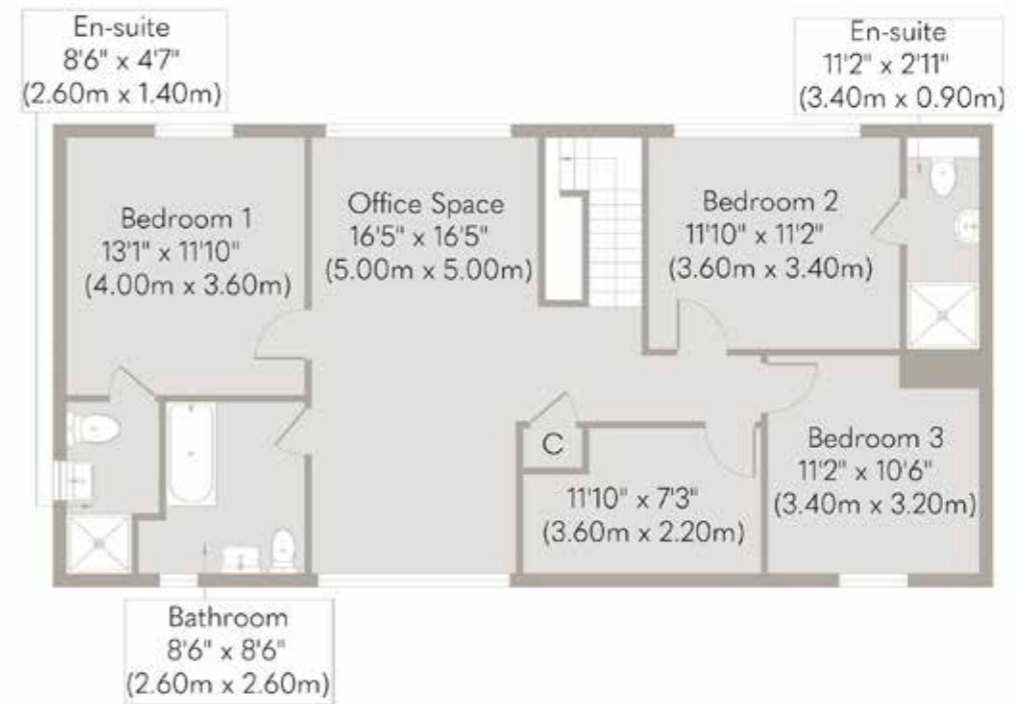
The upper level is equally spacious, with a functional landing that can be used as an office area, play area, or upper lounge. Off the landing, there are access points to all the bedrooms, the family bathroom, and the two en-suites.

Outside, the fully landscaped garden is designed for low maintenance, with a large drive providing ample parking and a lawn and raised patio area for entertainment and relaxation.





“We have loved the peace, quiet and the private location.”



First Floor  
Approximate Floor Area  
980 sq. ft  
(91.08 sq. m)



Ground Floor  
Approximate Floor Area  
980 sq. ft  
(91.08 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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ALL THE REASONS

# Methwold

IN NORFOLK  
IS THE PLACE TO CALL HOME



A civil parish in the English county of Norfolk, on the edge of the Norfolk Fens and Breckland. The rural

village of Methwold, which lies on the edge of the Thetford Forest, offers a church, post office, secondary and primary schooling, sports facilities, a public house and other amenities.

Approximately 20 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 walk or a Sunday concert in the park and don't miss The Red Mount, once a wayside stop for pilgrims headed to the shrine of Our Lady of Walsingham, to take in the incredible, elevated views.



Note from the Vendor



Thetford Forest.

“Locally we have enjoyed visiting Thetford Woods.”

THE VENDOR



## SERVICES CONNECTED

Mains water and electricity. Oil fired central heating with underfloor heating to both floors. Drainage via treatment plant.

## COUNCIL TAX

Band E.

## ENERGY EFFICIENCY RATING

C. Ref:- 0370-2601-6350-2424-8831

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

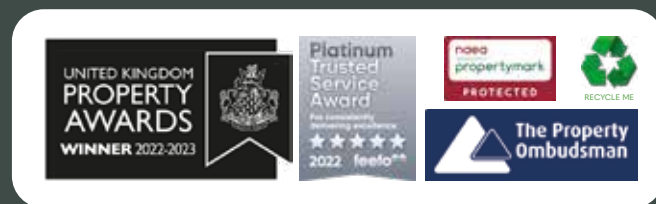
Freehold.

## LOCATION

What3words: ///translated.craftsman.unzips

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# SOWERBYS



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