



THE STORY OF

St. Valentines Barn

Congham, Norfolk

SOWERBYS

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St. Valentines Barn

Grimston Road, Congham
Norfolk, PE32 1DR

Charming Carstone Barn Conversion

Sitting Room with Exposed Beams and a Log-Burner

Functional Kitchen and Easy Access to the Dining Room

Two Generous Double Bedrooms and Two En-Suites

Vaulted Ceiling to First Floor and Further Exposed Beams

Low Maintenance Garden

Off-Road Parking and Garage

Low Maintenance Garden

Easy Access to the Norfolk Coast

Sold with No Onward Chain

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“...true gem, charming and welcoming...”

The current owner instantly fell in love with St. Valentine’s Barn. The property is a true gem, charming and welcoming, and its peaceful location made it highly desirable. Its proximity to the Norfolk coast is another great advantage.

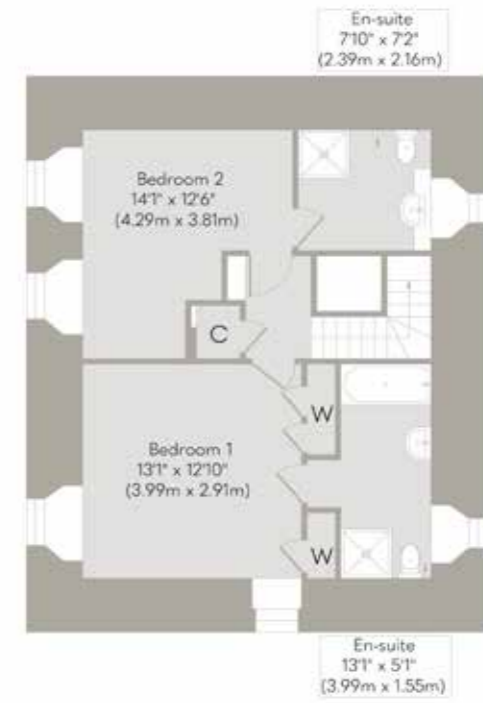
Converted in 1996, this Carstone barn has been transformed and maintained to a high standard. The sitting room, for example, is delightful with its exposed

beams, large log-burner, and triple aspect windows, creating an ideal space for those who enjoy peace, calm, and tranquillity.

The kitchen, updated several years ago, is very functional and perfect for those who love to cook and entertain at the same time. With the dining space right next door, it’s a great way to make guests feel special.



Ascending to the upper level reveals two double bedrooms, each with its own en-suite. The principal bedroom benefits from a shower cubicle and a bathtub. Both bedrooms also feature vaulted ceilings and exposed beams, further enhancing the elegance of St. Valentine's Barn.



First Floor
Approximate Floor Area
569 sq. ft
(52.82 sq. m)



Garage
Approximate Floor Area
324 sq. ft
(30.08 sq. m)

Ground Floor
Approximate Floor Area
688 sq. ft
(63.88 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.

The property includes off-road parking and a large garage, perfect as a workshop or potential office.

The garden is designed for those who enjoy exploring the outdoors without spending too much time on maintenance. The pergola at the rear provides shelter from the rain, the trickling water in the fishpond adds to the tranquillity, and the views over the garden and the big blue sky make this outside space perfect.

St. Valentine's Barn is a charming semi-rural property with easy access to the Norfolk coast and direct train line into London. It is offered as chain-free.





ALL THE REASONS

Congham

IN NORFOLK
IS THE PLACE TO CALL HOME



A small rural hamlet, Congham is on the edge of the village of Grimston.

It has the fine Congham Hall Hotel and Restaurant and The Anvil Inn pub, which offers a cosy retreat along with meals.

One of the most famous things about Congham is undoubtedly its annual World Championship Snail Racing. The snails race on a circular course and the first to reach a marker close to the edge is deemed the world champion. Ready, steady...slow!

Grimston has a general store, pub and an outstanding first school.

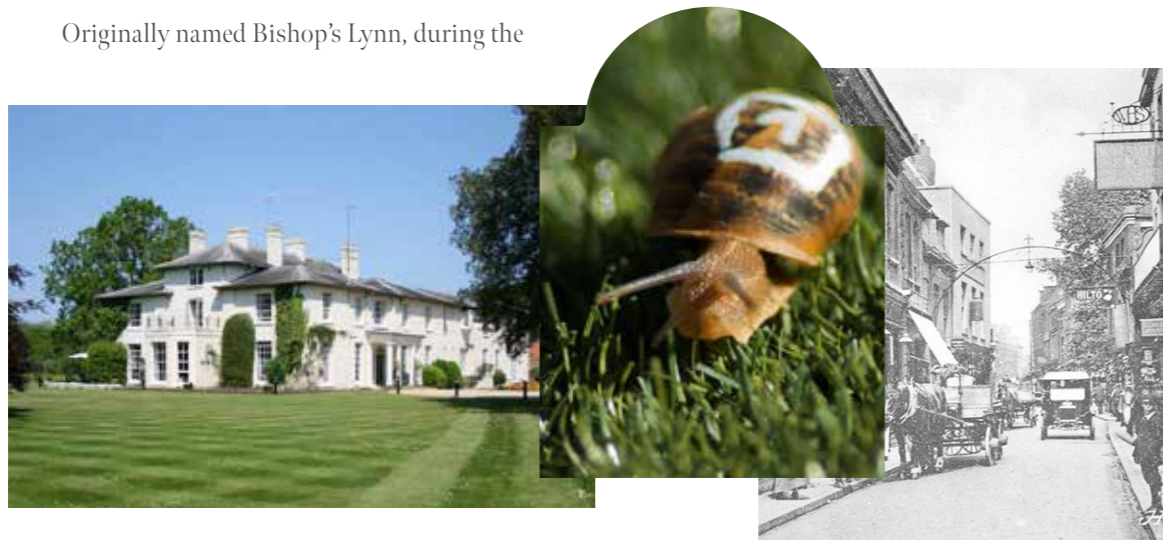
King's Lynn is within easy reach and is perched on the banks of the River Ouse, King's Lynn has been a centre of trade and industry since the Middle Ages, and its rich history is reflected in the many beautiful buildings which still line the historic quarter.

Originally named Bishop's Lynn, during the

reign of Henry VIII the town was surrendered to the crown and took the name King's Lynn. During the 14th century, Lynn was England's most important port, dominated by the Hanseatic League. Although the growth of London later eroded the port's importance, ship-building and fishing became prominent industries, the latter of which is documented at True's Yard Museum.

The town has an excellent variety of shops, supermarkets, places to eat, ten-pin bowling alley, swimming pool, football club, cinema, theatre and three impressive churches.

There are many services within the town including the Queen Elizabeth Hospital, police station, fire station, primary schools, three secondary schools, college and a library. The town also holds weekly markets and many events throughout the year. King's Lynn is connected to the local cities of Norwich and Peterborough via the A47 and to Cambridge via the A10. There is a mainline rail link via Cambridge to London King's Cross, approx. 1 hour and 40 minutes.



SERVICES CONNECTED

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

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

E. Ref:- 8841-7523-0910-4270-0992

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: ///cuddling.choirs.select

AGENTS NOTE

There is a portion of shared access owned by this property, over which a neighbouring property has a right of way.

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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