



THE STORY OF

Oakes Barn

Shouldham, Norfolk

SOWERBYS



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Shouldham, Norfolk
PE33 0BJ

Detached Barn Conversion

Underfloor Heating to Ground Floor

Disable Friendly Access Inside and Out

Open Plan Kitchen/Dining

Well-Proportioned Sitting Room
with Dual Aspect Window

Ground Floor Bedroom with
Access to a Shower Room

Two Further Bedrooms to the First Floor
Both Offering Private En-Suites

Off-Road Parking and Electric Gate

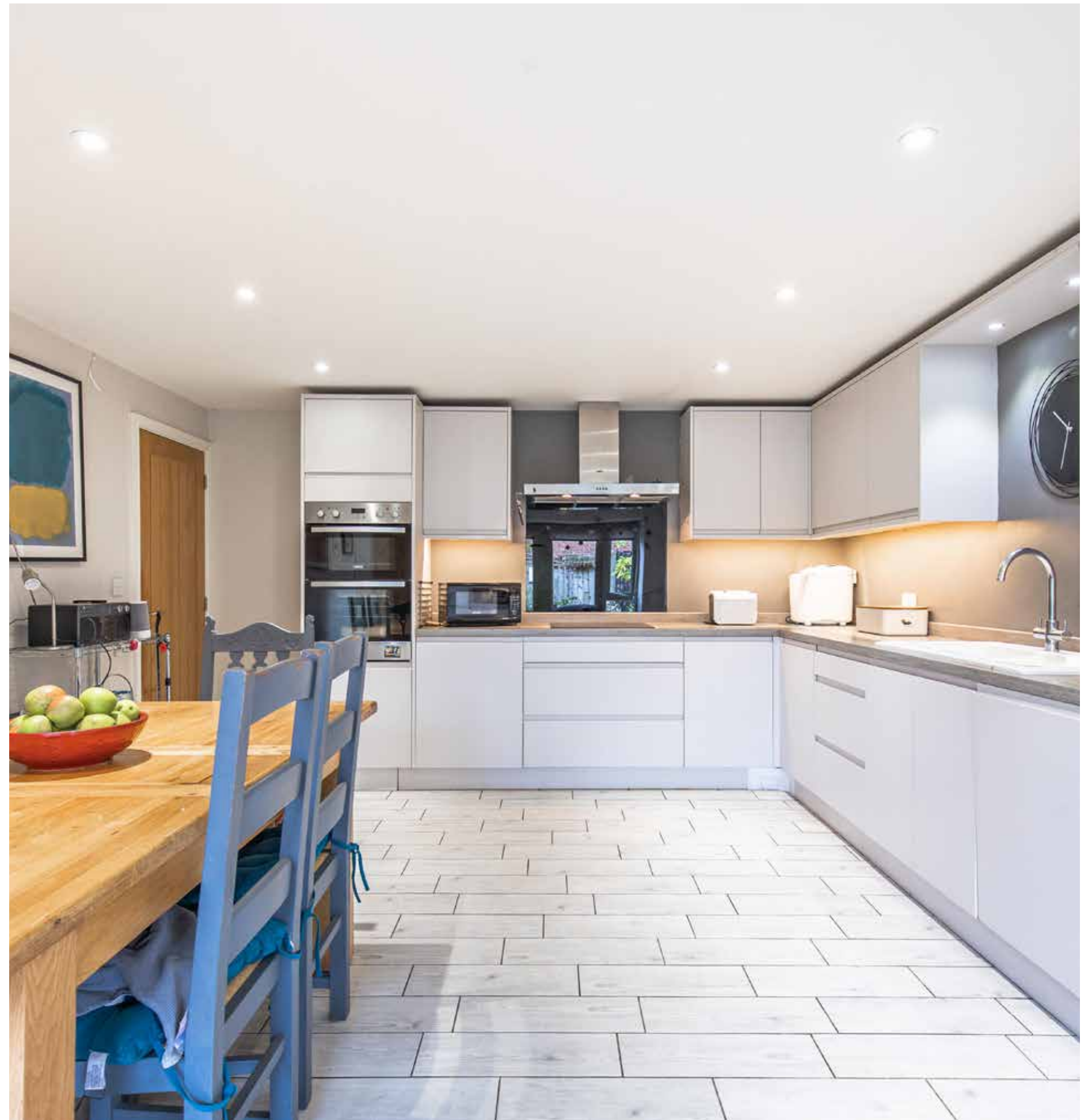
Outbuilding with Power and Light

Well-Landscaped Garden

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Oakes Barn was converted seven years ago, the kitchen/dining area is an inviting space for all the family, featuring a bright and airy environment with easy access to outdoors.

Complimenting this homes charm is a generous sitting room, with dual aspect windows that floods the space with natural light, this is the ideal room to relax and unwind.

The ground floor offers a principal bedroom, boasting views of the garden and access to a shower room - and the first floor has two additional double bedrooms, both featuring private en-suites.

Outside, the transformation is truly impressive. What was once a field, is now a beautiful retreat of a garden. The front drive provides ample parking, and the electric gate leads to an extended driveway. The rear garden features a patio and a luscious lawn, perfect for summer gatherings, whilst mature trees offer shade in the warmer months.

An outhouse adds versatility to the property, making it an ideal space for a home office or hobby room.

As the vendors describe it, Oakes Barn is truly a joy to live in-an inviting family home ready for new memories to be made.





Outbuilding
16'5" x 9'11"
(5.00m x 3.02m)

Outbuilding
Approximate Floor Area
163 sq. ft
(15.12 sq. m)



First Floor
Approximate Floor Area
638 sq. ft
(59.35 sq. m)



Ground Floor
Approximate Floor Area
902 sq. ft
(83.81 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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Shouldham

RURAL CHARM WITH EASY ACCESS TO URBAN AMENITIES

A thriving picturesque village, with a village green, playing field, and popular forestry commission warren providing excellent walking and riding areas.

Situated approximately 2 miles off the A134 trunk road, Shouldham enjoys its own Ofsted 'Outstanding' rated Primary School, bowls and social club, 16th century pub and restaurant, post office, function hall and church. Further amenities, together with main line railway stations, can be found in Kings Lynn (9 miles) and Downham Market (6 miles). Closer rail links with London connections can be found in the neighbouring village of Watlington (4 miles).

Hourly buses run to King's Lynn, perched on the banks of the River Ouse, which 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.

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.



Note from the Vendor



"This house has been a joy to live in."



SERVICES CONNECTED

Mains water, electricity and drainage. Heating via air source heat pump and underfloor heating to ground floor.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

C. Ref:- 8416-7639-4249-9807-2922

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: ///arranger.erupts.spices

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SOWERBYS

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