



THE STORY OF

Islington Hall Farm

Tilney All Saints, Norfolk

SOWERBYS



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Islington Hall Farm

Tilney All Saints, Norfolk
PE34 4SB

Stunning Barn Conversion of 7,500 Sq. Ft.

Private Setting with 8.5 Acres of Grounds (STMS)

Large and Versatile Reception Rooms
Including Double Height Main Living Space

Eight Bedrooms, Five Bathrooms

Indoor Swimming Pool

Beautiful Character Features

Enclosed Landscaped Garden with Raised Terrace

Self Contained One Bedroom Annexe

Three Stables, Workshop and
Two Large Garage Ports

Approved Planning to Build a Two-Bedroom
Cottage and Single Bedroom Studio

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Islington Hall Farm is a fantastic barn conversion, sitting on 8.5 acres of land (STMS) – the opportunities here are endless. Currently run as a guest house and generating a very healthy income, this property is being offered for sale with no upward chain. With six reception rooms, eight bedrooms, five bathrooms, two kitchens, an indoor swimming pool and a fully self-contained annexe – this barn has to be viewed to be fully appreciated.

Upon entering the barn you are greeted by a spacious reception hall which opens to the good sized study. The wow factor really hits you, however, when you step through to the stunning, double height main living space, where it is clear to see the meticulous attention to detail that has gone into the design. With its double height windows to the front and rear aspects, a feature is made of the barn's heritage, however, well thought out features such as the beautiful inglenook style fireplace and characterful exposed timbers and brickwork give the barn a cosy feel despite its generous proportions.

A set of french doors lead to the pool room, with large swimming pool and glazed doors opening to the garden to the side and rear aspects, making this perfect for use all year round and the ideal space to create long lasting memories. To the other side of the barn are the two kitchens, both of them with access to their own utility rooms, two further dining rooms and an additional lounge. The layout of this part of the barn could easily lend itself to multigenerational living.



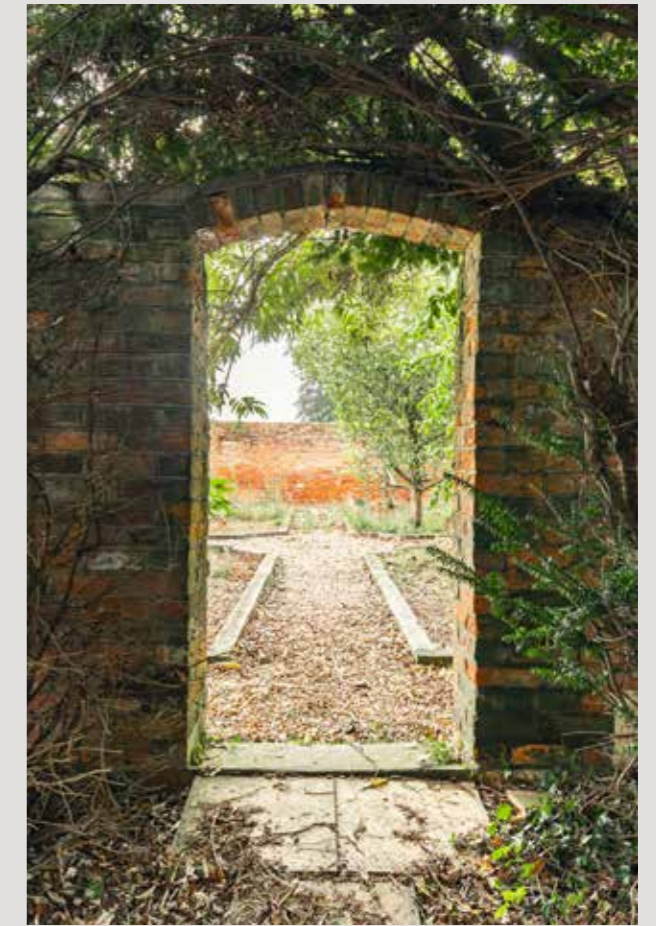


Two sets of stairs leads to the upper level where you can find eight bedrooms and two family bathrooms. Three of the bedrooms also benefit from having access to their own private en-suites. All bedrooms are of a good size and the views from most of them are just breathtaking. Studying the floorplan you can easily see how two families could comfortably live in this 7,500 sq ft barn conversion.

There is also a separate, self contained one bedroom annexe with its own kitchen, living space and bathroom – the ideal space for an elderly parent or a teenager wanting their own space.

The property is secluded and set back away from the road, with a long drive across its 8.9 acres, providing you with all the privacy you need. As you approach the barn an in and out driveway adds a sense of class and grandeur. There are two outbuildings, one with approved planning to build a two-bedroom cottage on one side, and a single bedroom studio on the other.

The majority of the land is to the front of the property, whilst to the rear of the property is a delightful enclosed garden, providing the ideal space to dine al-fresco. A raised patio area runs across the full width of the barn and along the pool room, allowing the whole space to become one during the warmer months. A beautiful sunken area is laid to lawn and planted with mature shrubs. There are also some beautiful hidden spots around the grounds, some with some stunning views of the village church – but one must view this property to fully appreciate everything that's on offer.





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. Copyright V360 Ltd 2023 | www.houseviz.com

Tilney All Saints

A VIBRANT COMMUNITY
TO CALL HOME



Situated near the historic town of King's Lynn, Tilney All Saints offers a peaceful and idyllic rural setting with easy access to urban amenities.

Living in Tilney All Saints provides residents with a close-knit community feel and a range of outdoor activities. The village is surrounded by picturesque countryside, making it ideal for nature walks, cycling, and other outdoor pursuits. The village itself has a local pub, a church, and a primary school, providing essential amenities within the community.



For more extensive amenities and entertainment options, residents can easily access the nearby town of King's Lynn. This historic market town is just a short drive away and offers a wide range of shops, restaurants, and cultural attractions. From exploring the historic waterfront area to attending events at the Corn Exchange, King's Lynn provides ample opportunities for recreation and leisure.



Additionally, King's Lynn boasts excellent transport links, including a direct train service to London, making it convenient for commuters and those looking to explore other parts of the country.

Overall, living in Tilney All Saints offers a perfect blend of rural charm and convenient access to urban amenities, making it an ideal location for those seeking a peaceful village lifestyle within reach of a vibrant town like King's Lynn.



Note from the Vendor



“The outdoors here is fantastic. The wildlife is beautiful including so many birds and butterflies.”



SERVICES CONNECTED

Mains electricity. Oil fired central heating. Telephone, satellite and broadband connections. Water is supplied via the mains on the A47, running along Islington Hall Drive to the neighbour's driveway beside the boundary wall, then under the side of our garage wall. We have oil-fired central heating, telephone, satellite, and broadband connections.

COUNCIL TAX

Not applicable as currently charged on business rates.

ENERGY EFFICIENCY RATING

D. Ref: 9634-4420-7409-0162-2202

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: ///registers.meals.famed

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SOWERBYS

To mark our 30th anniversary year, we're making a donation to these Norfolk charities every time we sell a home

Nelson's
Journey

 St Martins
more than a home
for the homeless

 mind
Norfolk and
Waveney

 Cancer
Charity
— EST. NORFOLK 1989 —

 East Anglian
Air Ambulance

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