



THE STORY OF

Mulberry Barn

East Rudham, Norfolk

SOWERBYS

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Mulberry Barn

East Rudham, Norfolk
PE31 8RD

Barn Conversion

Country-Style Kitchen

Versatile Reception Spaces

Four Bedrooms

Principal Suite

Walled Garden

Popular Village Location

Large Driveway

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“The ground floor accommodation here offers a wealth of reception space which is perfect for entertaining.”

Mulberry Barn is a spacious and characterful barn conversion, offering contemporary accommodation in a popular village location.

Set back from the village green, hidden away from the going's on of village life, Mulberry Barn perfectly blends the character and charm of a period property with the contemporary comforts of modern-day living.

The ground floor accommodation here offers a wealth of reception space

which is perfect for entertaining. You are welcomed into a large entrance hall with high ceilings; the living room has a wonderful feature fireplace and is adorned with light through the large dual aspect windows,

The country style kitchen has been enlarged by the current owners to allow for a more informal dining area, aside from the main dining room.





The bedrooms are all of generous sizes, and the current owners have turned the largest bedroom into a principal suite with a vaulted ceiling, and its own en-suite bathroom and private reception room. For those who work from home, or perhaps like the versatility of further reception space, there are rooms throughout the property currently utilised as offices which offer this practicality.

The property has an ample amount of parking to the front, owned privately and accessed via a shared courtyard; and to the rear of the property is a delightful walled garden, perfect for alfresco dining and entertaining.



This home offers an abundance of space and makes the ideal family home. It's time for the current owners to move on to pastures new, and for someone else to make Mulberry Barn their home.



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



East Rudham

IN NORFOLK
IS THE PLACE TO CALL HOME



An historic conservation village, East Rudham is near the market towns of Fakenham and King's Lynn.

away, the market town is perfectly positioned halfway between King's Lynn and Norwich with easy reach to Holt and Swaffham, making for an easy commute.

Out of working hours, there's plenty to keep you entertained including the thriving independent Central Cinema, a perennial favourite with locals. Enjoy a fun glass-blowing session with the kids at Langham Glass, reconnect with nature at Pensthorpe or blow the cobwebs with a walk at nearby Sculthorpe Moor.

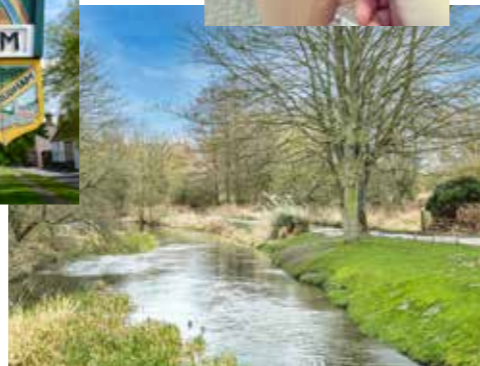
For something fancier, dress up to the nines and enjoy a day out and a flutter at Fakenham Racecourse, or team up with your playing pals for a round at Fakenham Golf Club, set in and around the racecourse. And Thursford is just four miles away with its magnificent collection of steam engines and organs – a visit to its Christmas spectacular gives a West End theatre excursion a run for its money.

The village was built around a central green with many period properties.

It has a village hall/social club with sporting facilities, a thriving primary school and a vet. A mobile postal van operates Monday to Friday, and the fabulous Rudham Deli stocks a wide range of local produce. There's also the renowned Crown Inn, and a tea room.

There are good secondary schools at Fakenham and King's Lynn. The north Norfolk coast is a short drive away.

Coast or country? If your heart is set on the gentle bustle of a market town, but within easy reach of the sea, Fakenham is top of the list. While sandy beaches are just ten miles



Note from Sowerbys



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SERVICES CONNECTED

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

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

D. Ref:- 9548-5046-7226-5723-3984

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: ///spilled.scaffold.egging

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