



## IMPRESSIVELY EXTENDED BARN CONVERSION CLOSE TO THE COAST

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FIELD BARN  
BURNHAM THORPE



# IMPRESSIVELY EXTENDED BARN CONVERSION CLOSE TO THE COAST IN GLORIOUS POSITION

FIELD BARN  
BURNHAM THORPE, NORFOLK

**Ground floor:** Entrance/reception/staircase hall ♦ open plan kitchen/sitting/dining room ♦ library ♦ cinema/sitting room ♦ music room ♦ boot room ♦ utility ♦ study ♦ gym/bedroom/reception room ♦ indoor pool (can be removed if required) ♦ bath/shower room ♦ WC

**First floor:** Master bedroom with en-suite bath/shower room ♦ guest bedroom with en-suite shower room ♦ mezzanine reading area

**Second floor:** 2 bedrooms; both with en-suite shower rooms

**Outside:** Mature gardens ♦ terrace ♦ extensive parking ♦ garaging ♦ stores

Burnham Market: 2 miles, The coast at Burnham Overy Staithe: 2.7 miles, Fakenham: 10 miles, Kings Lynn: 27 miles.

## The Property

Field Barn is an impressive conversion of a period barn, extended and altered to create a wonderful home beautifully positioned amongst countryside, yet within a short drive of Burnham Market and the famous North Norfolk Coast.

The property was the subject of a thorough and sympathetic conversion in 2010, completed to a high standard including underfloor heating throughout and ground source and air source heat pumps. The current owners have since added a substantial guest bedroom/gym extension and separate music room extension together with further improvements such as addition of kitchen units, the replacement of two bathrooms, installation of solar panels to compliment the existing systems, Sonos music systems and CCTV.

Enjoying plenty of natural light, the house is well arranged with fantastic open plan spaces alongside conventional rooms with multiple uses. The focal point for the house is the impressive open plan kitchen by Kitchens Etc, with granite worktops, Aga and hidden larder, which is open plan to a large sitting/family area and dining area with French doors out to the southwest facing terrace. Other notable rooms include the full height reception hall with seating area, a sitting room currently configured as a cinema room and with hidden doors providing access to the library, a charming music room with glazed roof, a large fitted study, the pool room with surface mounted 'endless pool' which can





be removed if required, and an incredibly spacious gym or guest bedroom suite.

A delightful seating area on the mezzanine first floor provides far reaching rural views, with the landing leading on to the master bedroom with en-suite bath/shower room and dressing room, a guest bedroom with en-suite shower room and two sets of stairs leading to a further two bedrooms with en-suite shower rooms. The house is presented in very good order and has been immaculately maintained.

#### Outside

Field Barn is approached from the east, over a maintained green lane, providing a lovely approach to the barn through gently undulating countryside and sweeping up through wooden gates which can be electrically operated if required. This leads to a gravelled and brick weaved parking and turning area for many cars adjoining the house. To the north of the drive is the garaging, comprising two bays with electric roller doors, a workshop, and store room.

The enjoyable gardens and grounds start to the south of the house, with a terraced area leading to the kitchen garden of raised beds including strawberry, raspberry, artichoke and salads. This area includes a fruit cage and Hartley Botanic greenhouse and is laid to artificial grass and brick weave for ease of use all year round.

The main area of gardens are to the southwest and west, with sandstone terracing adjoining the house and perfect for outside seating and dining. Sandstone and wooden decking pathways lead out to seating areas, with raised beds and herbaceous beds with shrubs. This area is bordered by a brick and flint wall finishing with a raised dining area and BBQ area. The main expanse of lawn is to the south, stretching away to the boundary and complete with young orchard. A field gate provides further access, in particular to an area of garden ideal for boat or caravan storage.

#### Situation

Field Barn enjoys glorious peace and seclusion to the south of the village of Burnham Thorpe, famous as the birthplace of Nelson, and complete with the public house the Lord Nelson. The renowned Creake Abbey is within walking distance of the house, with delightful cafe and food hall, independent shops and award winning farmers market on the first Saturday of each month.

The picturesque village of Burnham Market is approximately 2 miles to the northwest, famous for its independent shopping including delicatessen, wine merchants, boutique shops, bakery, butchers, chemists and cafes. There are a range of public houses, restaurants and the renowned Hoste Arms Hotel with spa and cinema.

The North Norfolk Coast is a short drive or cycle at Burnham Overy Staithe (approximately 2.7 miles) with excellent sailing and coastal walks. The coastline as a whole is designated an Area of Outstanding Natural Beauty and enjoys a network of coastal paths, open sandy beaches, bird watching, sailing and a plethora of gastro pubs and restaurants.





### Directions

From Fakenham, follow the B1355 to Burnham Market. Proceed through North and South Creake and upon reaching the entrance to Creake Abbey on the right hand side, take the country lane straight ahead signed to Burnham Thorpe (Creake Road). Follow this road and shortly before the 'S' bend in the road and the 30mph sign, turn left into Field Barn Lane which leads to Field Barn. Continue up the lane and the property will be found on the right hand side.

### Local Authority

Kings Lynn & West Norfolk District Council: Band H.

### Services

Private water (bore hole) and drainage, mains electricity, ground and air source heating system and solar panels.

### Fixtures & Fitting

All fixtures and fittings including fitted carpets and curtains are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

### Viewings

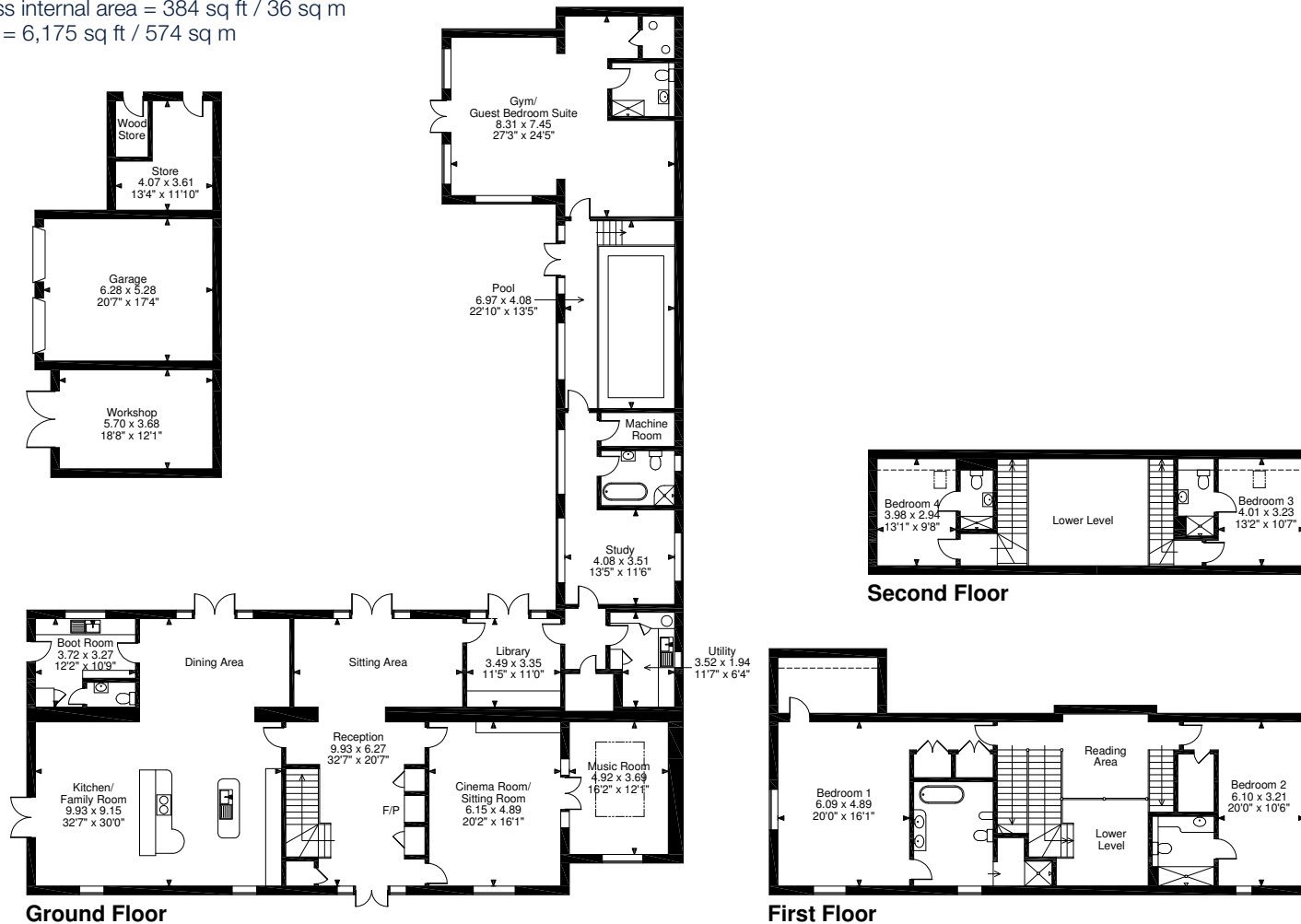
Strictly by appointment with Savills.





**FLOORPLANS**

Main House gross internal area = 5,434 sq ft / 505 sq m  
 Garage gross internal area = 357 sq ft / 33 sq m  
 Workshop & Stores gross internal area = 384 sq ft / 36 sq m  
 Total gross internal area = 6,175 sq ft / 574 sq m



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| Energy Efficiency Rating                    |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92-100)                                    | <b>A</b> |                         |           |
| (81-91)                                     | <b>B</b> | 83                      | 84        |
| (69-80)                                     | <b>C</b> |                         |           |
| (55-68)                                     | <b>D</b> |                         |           |
| (39-54)                                     | <b>E</b> |                         |           |
| (21-38)                                     | <b>F</b> |                         |           |
| (1-20)                                      | <b>G</b> |                         |           |
| Not energy efficient - higher running costs |          |                         |           |
| England, Scotland & Wales                   |          | EU Directive 2002/91/EC |           |