



The Old Barn  
Walpole St Andrew | Kings Lynn | PE14 7JD

# BUSINESS OR PLEASURE



In a quiet, private setting in a hamlet in the West Norfolk countryside close to the borders of Cambridgeshire and Lincolnshire, an extensive property converted from a mid-19th century barn sits on two acre grounds sheltered by an abundance of mature trees. Great scope is offered as a separate, substantial building has previously been used as business premises. The location is rural yet only 1.5 miles from an excellent primary school, within easy reach of the Georgian market town of Wisbech about 4 miles south, King's Lynn 10 miles east and the Norfolk coast about a half hour drive.







- A superb Barn Conversion, set behind a gated entrance on a substantial plot of 2 Acres (stms)
- The ideal property for those with Multi-Generational requirements and Home Workers
- The Barn offers Two/Three Reception Rooms, Kitchen/Breakfast Room and Two Conservatories
- From the first floor there are Three Bedrooms with a family Bathroom and En-Suite
- The Outbuildings are impressive; one was built as a Family Games Room but was more recently converted and used as Beauty Salon
- Double Garage/Workshop with two rooms above
- Total Accommodation extends to 2138sq.ft
- Energy Rating C

### Spacious Well-Appointed Family Home

From the country road - a historic bank standing high above the surrounding fenland landscape - the property is approached through secure, electric, metal gates that open onto a large gravel drive providing a huge amount of parking. The house itself contains no less than two/three reception rooms: a 17 foot long, dual aspect living room with French doors onto the garden, a sizeable study, a central dining hall with glazing and French doors into a conservatory at the back and a second conservatory off the large, dual aspect kitchen breakfast room to the side.



Everything is presented in very good order with brand new carpets recently laid throughout. The expansive kitchen contains a huge number of fitted units with an integrated under-counter fridge and dishwasher, whilst there is a built-in water softener with a separate tap for drinking water; a walk-in pantry is within the kitchen and a large utility area with separate WC leads off it. Some notable features are the internal, solid timber panelled doors, and the wonderful teal, oil-fired Aga in the kitchen with its electric counterpart opposite for cooking in the summer. "We find we only have the heating on for a few hours first thing in the morning and then a little in the evening as the Aga gently heats the house the rest of the time. Of course we turn it off in the Spring and use the electric Aga instead," say the sole owners who have lived here for nearly 18 years, and have lived in the vicinity for another 24 years.

### Major Conversion

"We bought the plot with its derelict barn, once part of nearby Rose Hall Farm, in 2003, moved on site in March 2004 and were able to move into the barn in October that year after a lot of work to convert it into the extensive and comfortable home it is today," they divulge. Upstairs, the three bedrooms are all good sizes, two are dual aspect with en suites, the master with copious amounts of built in storage whilst the third has a built-in wardrobe and a wall of glazing over the garden to the west for spectacular sunset views.

### Versatile Separate Spaces

"As well as the double garage which has electric doors, storerooms inside and two rooms above accessed by a central staircase that would be - and have been - excellent offices, the separate building to the left of the house is a further fabulous asset to the property. In the past, it was a function room with a stage (which could be resurrected), and more recently it was ideal as our daughter's beauty salon, but it could make the perfect granny annex with all the necessary consents." The building is of a considerable size and is divided into several sections which incorporate a kitchen, a shower and a WC. It has its own oil tank and boiler for the heating but this and all the other services, are included in the property as a whole.

### Extensive Mature Gardens

The grounds of The Old Barn are impressive and cover around two acres. "The land had been used for growing roses but we have transformed it into a mature garden by planting a great variety of trees and shrubs that have created lots of secluded, sheltered places to sit in the sun and shade." There is a white conservatory used as a greenhouse, a discreetly hidden polytunnel and a garden shed ample size for a ride-on mower and more, for example. "The property is totally enclosed and secure for animals and young children," attest the owners.

### Quiet Yet Accessible

The location is ideal if searching for a quiet, tranquil, expansive home in the country yet not isolated with nearby neighbours and within easy reach of schools, towns and good road links. The A17, for instance, is reached in about 5 minutes, taking you further into Norfolk to the east and into Lincolnshire and towards the A1 northwest. On the way you will pass an excellent farm shop and butcher's, Samuel's, closer still is Anthony Curton Primary School rated Good by Ofsted in the village of Walpole St. Andrew where there is also a very active community centre, whilst Marshland High School is in nearby West Walton, and Wisbech Grammar is a very popular independent junior and senior school in Wisbech. King's Lynn is about a 10 minute drive with the royal estate of Sandringham Woods to explore a little further, and the beautiful North Norfolk coast beyond. The city of Peterborough is about 40 minutes' drive for fast trains (45 mins) to London Kings Cross, and from King's Lynn 1 hour 41 minutes.



















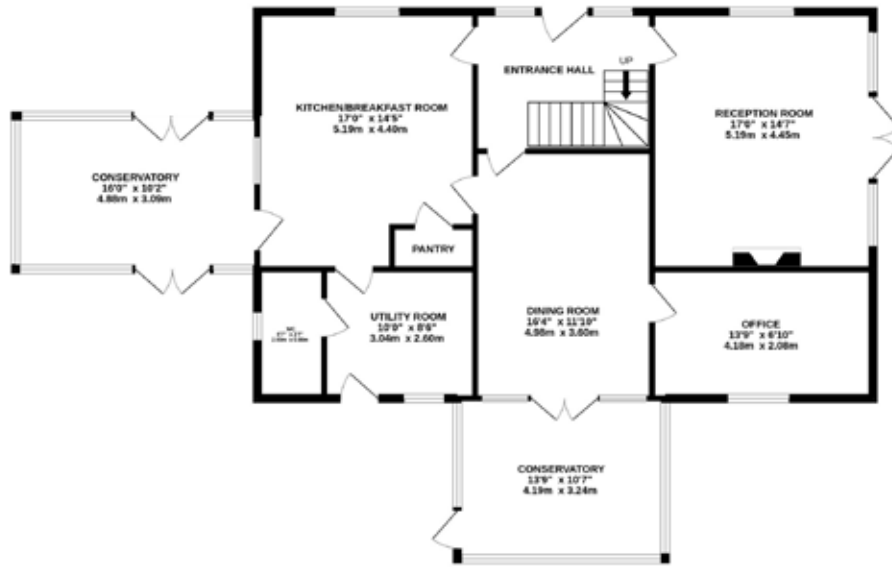








**GROUND FLOOR**  
1344 sq.ft. (124.9 sq.m.) approx.



**1ST FLOOR**  
794 sq.ft. (73.8 sq.m.) approx.



**TOTAL FLOOR AREA : 2138 sq.ft. (198.7 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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Agents notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. \* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent. Printed





### On Your Doorstep...

The village has its own primary school, Anthony Curton, rated Good by Ofsted. A tranquil spot surrounded by farmland yet only two miles up the road is the A17 leading eastwards to Kings Lynn (about 15 mins) where there is a direct rail service to London, and beyond, the start of the sandy beaches of Norfolk, only about a half hour drive. Wisbech is just 6 miles southwest where there is the much sought after independent Wisbech Grammar School and the Thomas Clarkson Academy rated Good by Ofsted, with further state secondary schools in King's Lynn. Peterborough is about 40 minutes southwest where you can pick up the A1, and Norwich and Cambridge are just over an hour's drive.

### How Far Is It To...

King's Lynn is 17 minute drive and is brim full of history and with a vibrant town centre, King's Lynn is the ideal destination to spend a few nights, enjoying the superb mix of history, shopping and entertainment on offer.

Visitors can discover the story of King's Lynn by visiting a host of heritage sites and attractions, best discovered with the help of the free guide Discover King's Lynn (which contains a free map of the town) or by joining a guided tour. The town's Hanseatic history and trading links with Europe can be discovered on the self-guided Hanse Trail. The story of the town's maritime trade, its fishing communities and its famous navigators can be explored on the Maritime Trail, or take a trip on the King's Lynn ferry to see the maritime landscape of the King's Lynn quayside and town from the banks of West Lynn.

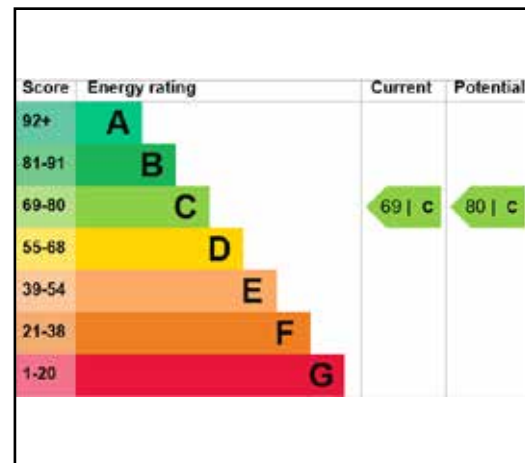


### Services and District Council

OFCH, Mains - Water and Septic Tank  
Kings Lynn and West Norfolk District Council

### Tenure

Freehold



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THE FINE & COUNTRY  
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