



The Old Barn  
Wretton | Kings Lynn | PE33 9QN

## FIVE BEDROOM DETACHED BARN-STYLE FAMILY HOME



Welcome to this elegant and spacious five-bedroom Barn style family home. Situated in the charming village location of Wretton, this detached property displays a plethora of character throughout with its exposed beams and feature log burners, adding a sense of warmth and charm to the interior.



# KEY FEATURES

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- Five Bedroom Characterful Barn Style Detached Family Home
- Flexible living Accommodation ideal for Multigeneration Living
- Two generous Reception Rooms together with a Sunroom
- Well-appointed Kitchen Breakfast Room together with Utility
- Plethora of Character throughout with Exposed Beams and feature Log Burners
- Beautifully maintained enclosed rear Garden
- Large sweeping private Driveway with Double Garage
- Secluded position within popular Village of Wretton
- Within easy reach of the fabulous rural walks along the banks of The Nar
- Total accommodation extends to 2856sq.ft

## Warm and Welcoming Family Home

There is no denying that The Old Barn is a wonderful family home, with the previous owner having lived there for over 35 years. They were first drawn by the rural location, close to the local river. It's the ideal place to relax and unwind, as it strikes the perfect balance between being peaceful, and accessible. There is much that stands out about The Old Barn, especially when it comes to being a multifunctional property designed for generational living.

There is a good amount of space above the garage with an inspection pit below, and the entire home has been beautifully and thoughtfully decorated, with no expense having been spared. As you move from room to room, you will see just how much care and attention has been put into making this a warm and welcoming abode.

The Old Barn is a barn-style property, with five bedrooms, two bathrooms upstairs and a downstairs shower room, including a modern en suite. It boasts a sweeping driveway, a double garage, and a large garden with lots of colour and various elements. If there were three words to describe the property, it would be rural, relaxed and spacious. This home has a lot of living space, providing ample room for gatherings, guests and busy family life.

## Lots of Living Space

It's hard to pick a favourite room in the property, as every inch of the home has been decorated and maintained to perfection. However, the kitchen stands out as being the heart of the home. With its impressive Aga as a focal point, the kitchen is a room you will want to spend a lot of time in. It's spacious and cosy, with a somewhat classic and traditional design.





# KEY FEATURES

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Whether you are whipping up a quick dinner or catering for a dinner party, the kitchen is fully equipped and has been designed with functionality in mind. Elsewhere, you won't find yourself short of places to relax, socialise and enjoy everything The Old Barn has to offer. There are two sizeable reception rooms, as well as a light and bright sun room. It's the ideal place to enjoy the sun, watch the birds and enjoy beautiful views of the large garden. The property also has an impressive dining room - perfect for family dinners, hosting friends and family, and celebrations, a porch and a utility room. As you can imagine, there is no shortage of space and storage.

## Gorgeous Secret Garden

As you head outside, you will see how gorgeous the exterior is. Whether you are a keen gardener or prefer to relax and soak up the sun, the garden at The Old Barn has something for everyone. There are various areas, including a secret garden and a breezeway, which is a real sun trap in the summer months. Though the area is full of foliage and colour, both planted and as borders, it's not an overwhelming outdoor space to maintain. There's even a fish pond and a continuous water feature, which adds life and trickling audio to the garden.

The Old Barn is in a wonderful area, close to a lot of local wildlife. It won't be long before you spot birds, and local eggs are always available. There are a range of rural and river walks for you to explore, as well as a local church and welcoming neighbours. The location provides easy access to Downham Market and King's Lynn, which provide good transport links to Cambridge or London.





















# INFORMATION

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## On The Doorstep...

Wretton is ideally placed to explore the local market towns and places of interest, such as Oxburgh Hall, a 15th-century moated manor house with a magnificent gatehouse, chapel, attractive gardens and delightful woodland walks. Castle Acre Priory and Castle Rising Castle are within easy reach, as is the north Norfolk coast, an area of Outstanding Natural Beauty boasting some of the country's finest beaches.

## How Far Is It To?...

Wretton is a small village situated in the Wissey valley, approximately 5 miles east of the market town of Downham Market which offers a wide range of facilities along with a direct rail link to London's King's Cross with a journey time of 1 hour and a half. The Hanseatic port town of Kings Lynn lies some 16 miles to the north, whilst the country capital of Norwich with its International Airport is around 40 miles to the east. Wretton is well placed for easy access to the south, being within easy reach of both the A10 and A11. To the north, the beautiful north Norfolk coast begins at Heacham, which is around a 40 minute drive away.

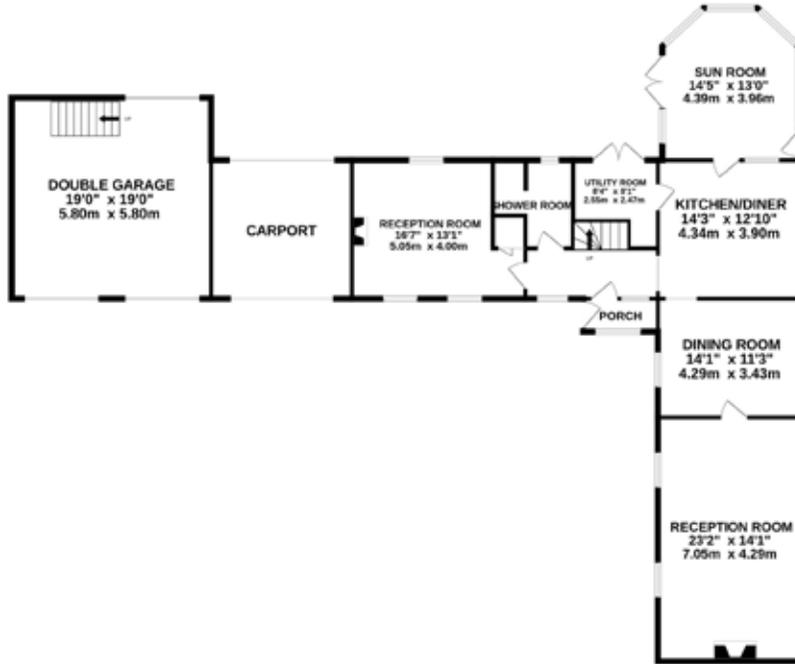
Directions - Please Scan The QR Code Below

## Services, District Council and Tenure

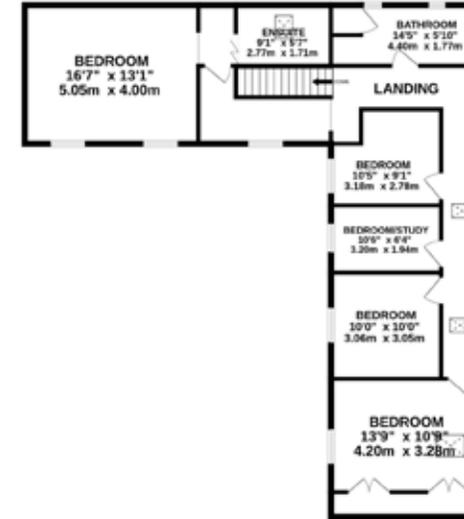
OFCH, Mains - Water & Drainage  
Kings Lynn and West Norfolk Borough Council  
Council Tax Band E  
Freehold



GROUND FLOOR  
1774 sq.ft. (164.8 sq.m.) approx.



1ST FLOOR  
1082 sq.ft. (100.5 sq.m.) approx.

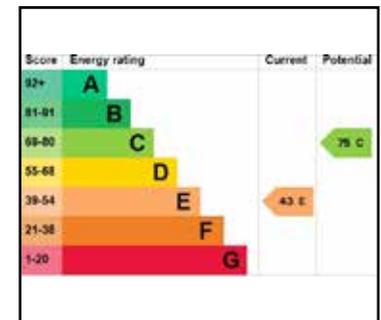


TOTAL FLOOR AREA: 2856 sq.ft. (265.3 sq.m.) approx.

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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