



Bay Trees Barn  
Tilney Cum Islington | Kings Lynn | PE34 3BL

# STUNNING BARN CONVERSION WITH DIRECT CITY LINKS



An impressive, contemporary barn conversion, completed in 2015, in a small, secure development of just five properties set in the Norfolk countryside. The property is finished to a high standard, has four bedrooms, two with luxury en-suite bathrooms, a home office, double-height reception room with log burner, original and reclaimed exposed beams and underfloor heating, a modern kitchen-breakfast room, double cart barn, and south-facing garden. The nearest mainline train station, Watlington, is just 7 minutes by car, with direct trains to Cambridge and London King's Cross, as well as London Liverpool Street at peak times.







# INSIDE

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- A fine example of a west Norfolk barn conversion
- Set within a small cluster of re-developed farm buildings with beautiful views
- Filled with character and charm with versatile accommodation
- Ideal for home working
- Four Bedrooms, Two Reception Rooms, Bathroom and En-Suites
- Gardens, Off Road Parking and Cart Barn
- Total Accommodation extends to 2762sq.ft
- Energy Rating C

## Family Home in the Norfolk Countryside

This traditional converted farm building, a combination of single storey and two storey accommodation, is spacious and comfortable, with rooms that can be adapted to suit needs. This gorgeous home is part of a group of four properties and a farm house, tastefully converted from a traditional Norfolk farm. It is reached along a private drive over a bridge across a dyke, through electric wrought-iron gates with exclusive access for the development.

In front of the property is gravelled parking for two cars, whilst the rear is also gravelled and can accommodate a further two vehicles within a covered cart barn area. The exterior is brick, with brick walls around three sides of the courtyard garden. There is a large, secure storage room at the rear of the cart barn for garden equipment.

## Luxurious and Comfortable

The exterior is an attractive combination of traditional brick, black clapboard cladding and slate. Through a front















# KEY FEATURES

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garden laid to lawn on one side, with mature flower bed on the other and laurel hedge, the house has block paving narrowing to a path. The front door is solid wood, with two, double-mortise locks and two-way glass in the port hole. All windows are oak frames and double glazed with locking handles. Flooring in the main rooms is travertine stone tiles. There is underfloor heating throughout, served by an oil-fired boiler which has been serviced regularly, with radiators on the first floor.

You enter a vaulted entrance hall, with window and picture window, with recessed ledge. Half turn stairs with oak banisters and spindles, lead to the first floor. Part-glazed, double doors opposite you lead into the kitchen-breakfast room, which has been completely refitted by the vendors. There are wall and floor cupboards, including deep drawers with floating drawers for cutlery, a corner cupboard with well-designed storage features, as well as pull-out larder. There are two built-in ovens, a built-in microwave, and plate warmer, a fitted dishwasher, and plenty of space for a fridge-freezer. All worktops are marble, with mosaic tile splashbacks, and recessed LED lighting in the ceiling and under-unit ambient plinth lighting.

There is a butler sink with mixer tap under the wide window overlooking the garden, with a glazed door into the garden, and a second window by the breakfast seating area. There is an island and breakfast bar with further storage, with internal lighting. There is a separate utility area, which the vendors say is a good storage area, with fitted cupboards in Farrow and Ball Tunstall Green, a Belfast sink, plumbing for a washing machine, space for a dryer, and a window overlooking the front.















## KEY FEATURES

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“There are lovely views from both windows and glass door in this bright and airy kitchen/dining space.”

### Room with the Wow Factor

To the right of the entrance hall is a hallway with cloakroom, with toilet, sink, vanity cabinet with built-in lighting, and heated towel rail. This hallway also contains a ceiling hatch giving access to a boarded loft space for storage. The hallway continues on leading into a truly stunning reception room.

This double aspect room is full height into the barn roof space, with original and reclaimed beams and joists characteristic of barn conversions, as well as exposed feature brickwork. This light-filled, spacious room has two, triple-pane windows onto the front in the large dining area, as well as two Velux windows above, with three Velux windows and a glass door with full-length glass panel to the side onto a patio in the main seating area, which the vendors say is wonderful to have open on summer evenings, keeping the room cool even on the warmest days.

The main seating area centres around a brick chimney, with log burner, which provides warmth and atmosphere in the colder months. “We love the log burner,” say the vendors.

There is a large storage cupboard with full-size door, shelving and power points. Flooring is travertine stone with underfloor heating continuing throughout.













## KEY FEATURES

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Between the dining and seating areas is a separate home office, with window onto the garden. This has recently been fitted to a high standard with built-in desk and storage. This is currently used as an office, but could easily be used as a games or play room.

### Stunning Rooms and Bathrooms

Through a brick arch to the right of the fireplace is a second hallway, currently arranged as a library with free standing bookcases and a sideboard and lit by Velux window above. The first room you come to on the left has plenty of exposed beams in the walls and ceiling. This room is currently used as an office workspace with en-suite bathroom and walk-in dressing room both with oak doors, could be used as a bedroom. It has a window and door fitted with an internal Venetian blind for privacy, leading out to the garden seating areas. The bathroom has a window to the garden, wet-room area, walk-in, rainfall shower, sink unit and toilet, both built in.

### Master Bedroom Suite

The first thing that strikes you in the main bedroom is its size, and the beams in the double-height ceiling. With underfloor heating and insulation throughout to current building regulation standards, this lovely home stays warm. There is original exposed brickwork, a feature wall and a stunning bi-fold door onto the garden, in addition to three Velux windows.

A door leads into a truly stunning en-suite, with slate-finish tiles. This has a slipper bath as a central feature, with separate, classic Lefroy Brooks rainfall shower, bidet, toilet, built-in cupboards either side of the sink, which sits on a granite plinth, and a Belfast sink in the corner.















Another door leads to a dressing room, with built-in part-mirrored doors, with shelving and hanging space. This also has a Velux window.

"The bifold doors in the bedroom are particularly lovely in the summer," say the vendors, "just outside is a seating area with table and chairs which gets the morning sun. Having moved from London, we were blown away by the dark blue night skies and by how many stars are visible at night. It is truly magical."

#### First Floor with Character

Returning to the entrance hall, you go up half-turn stairs, which are carpeted, into a landing area. Here is a large airing cupboard, with ample space for a full size drying frame. Next to this is a double bedroom, currently used as an office, with part-sloping ceiling, and window onto the garden, with stunning views over the surrounding countryside. This also has exposed beams.

Next to this is a family bathroom, with feature tiled wall, separate bath and shower over, with tall heated towel rail, toilet and basin.

The fourth bedroom also has a partially sloping ceiling with exposed beams, and a window onto the garden. This has a separate walk-in dressing and storage room. All rooms upstairs are carpeted, except the bathroom which is tiled.

"There are wonderful views from all of the upstairs rooms," say the vendors, "with stunning sunsets and plenty of wildlife to spot."

#### Cottage Rose Garden and Outdoor Dining

The rear garden is a good-size, sheltered on three sides by tall brick walls. There are a number of seating areas, including a paved central area with Indian Quartz bench, and an outdoor dining area by the cart barn.



The garden is a mixture of lawn and flower beds, and a gravelled area, as well as an established rose garden that runs along one of the brick walls. "The rose garden is stunning, with powder pink blooms against the brick wall," say the vendors. There is log store and outdoor kitchen/potting area with marble and quartz table tops.

The house is fitted with external lighting on dawn-to-dusk sensors, and external power points within the cart barn area and outside the kitchen door. There is a secure storage area at the rear of the cart barn and external taps in the back and front gardens. "The garden is a great space," say the vendors, "it's easy to manage, peaceful, and relaxing with three brick walls giving a courtyard feel."

#### Countryside, Town and City

The property is in a small Norfolk village, near the River Great Ouse, with the historic Georgian port of Kings Lynn just over 25 minutes by car. King's Lynn has restaurants, cinemas, a theatre and shops. Major supermarkets can be found at the Hardwick retail park 20 minutes away, with ample free parking. There is a full choice of primary schools in the area, and school buses serving local secondary schools.

There is a local shop a mile away, and large convenience shop at Watlington 7 minutes by car, with a mainline station. Trains from here are direct to Cambridge in 45 minutes, and London King's Cross in 1 hour and forty minutes, with direct trains at peak times arriving at London Liverpool Street in just over two hours.

"One of the biggest advantages of living here is the train station. Parking is easy and low cost, and as it is only the second stop from King's Lynn, you are guaranteed a seat on your outward journey," say the vendors, "we found that a real bonus for making good use of the journey time to London."





# OUTSIDE

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The Norfolk coast, with its famed sandy beaches, is a twenty minute drive away. The royal estate and woodland at Sandringham also close by.

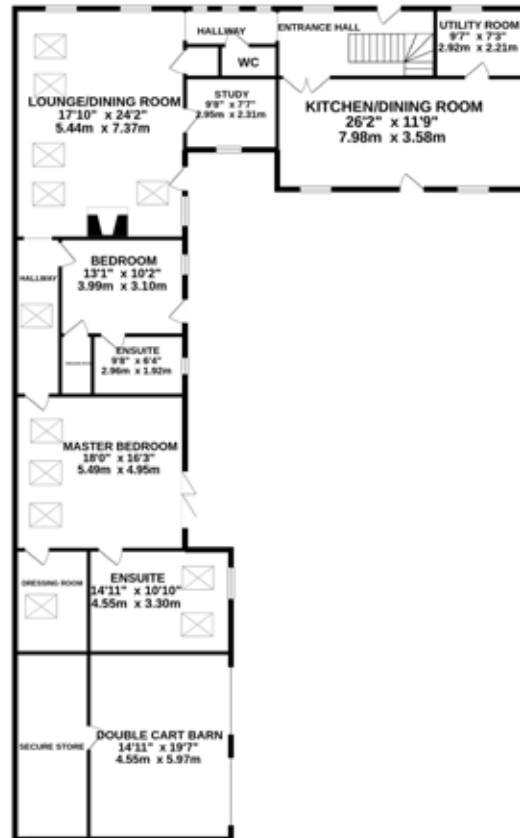
“Snettisham beach is 20 minutes away, and is amazing,” say the vendors, “and you can go seal watching at Blakeney Point. We love the wide open spaces, the privacy and security of this small gated housing development of five properties. The front garden gives unobstructed views of the sun setting across the fields, and the rear is a courtyard with a cottage rose garden theme, great for outside dining. We love the visiting wildlife – hares, rabbits, and ducks with their little ducklings, to name a few.”

## Directions...

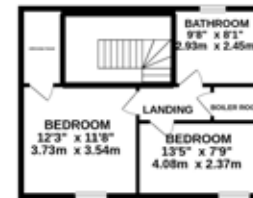
From King's Lynn, take the A47 towards Peterborough and at the West Lynn roundabout take the first exit onto Pullover Road, signposted to Wisbech. At the next roundabout take the third exit signposted to Tilney All Saints and after approx. half a mile turn left onto Wiggenhall Road signposted to Tilney Cum Islington. This road will merge into High Road. After approx. 2.5 miles you will see a small bridge over the drain (Smeeth Lode) which leads you to the entrance gate of the development. Driving through the gate take the gravelled driveway on your right which leads you to the property.



GROUND FLOOR  
2345 sq ft. (217.9 sq.m.) approx.



1ST FLOOR  
417 sq ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA: 2762 sq ft. (256.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73   c	79   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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