



Balsham Barn
Station Road | Terrington St. Clement | Norfolk | PE34 4PL

BARN BRILLIANCE



Discover a truly unique home where impressive double-height spaces, bespoke details and the peacefulness of the countryside come together to create a lifestyle that is both elegant and inviting. This substantial barn conversion-style property was meticulously designed and built by the current owners, blending period rural architecture with beautifully appointed modern interiors, all set within private, gated grounds. There is also the opportunity to purchase an additional 4.5 acres with outbuildings bordering the site by separate negotiation.



KEY FEATURES

- A Magnificent Barn Conversion-Style Property blending Period Character with Modern Luxury
- Two Substantial Double Bedrooms both with En-Suites
- Full-Height Triple-Aspect Living/Dining Room with Stunning High Ceilings and Travertine Marble Flooring
- Handcrafted Oak Porch Framework, Front Door and Bespoke Staircase in a Formal Double-Height Entrance Hall
- Spectacular Floor-To-Ceiling Windows Flooding Rooms with Natural Light
- Large Bespoke Kitchen/Diner with Solid Oak Cabinetry, Island and Open Plan Layout
- Versatile Study/Third Bedroom on Ground Floor with Garden Views
- Spacious Conservatory with Direct Access to Terrace
- Secure Electric Gated Entrance and Multiple Vehicle Parking
- Private Landscaped Gardens and Lawned Grounds Approaching 0.5 Acres
- Option to Purchase Adjacent 4.5 Acres with Outbuildings, with Planning applied for Double Garage and Annexe Accommodation
- The Accommodation extends to 2,478sq.ft
- Energy Rating: D

This property offers exceptional scale and style in a peaceful yet highly accessible setting – showcasing craftsmanship and design pedigree that is rarely found on the market today. If the barn is purchased in conjunction with the adjacent site, this presents an outstanding opportunity to run a business across both properties, greatly expanding the scope for commercial activities or a home-based enterprise.

Unique Potential

"When we first purchased the property eighteen years ago, we were drawn to its unique potential," the present owners explained when asked what first attracted them to Balsham Barn. "It offered the rare opportunity to create a true work-place home. That vision has guided every step since. Around sixteen years ago, I oversaw a complete new build, transforming the original barn into a spacious three-bedroom home. The conversion was designed not just for comfort, but to support a blended lifestyle where professional and personal life could coexist meaningfully." The presence of the original barn, which stood on precisely the same spot, was reimaged through a bespoke rebuild that pays full homage to its traditional form – from handsome arrowhead gables to magnificent exposed beams and a sweeping oak staircase. Travertine floors, bespoke joinery, and gallery landings are all part of this property's authentic quality, while mainline rail links at nearby King's Lynn (just five miles away) connect this rural retreat straight to Cambridge and London.





KEY FEATURES

What Sets It Apart

On entering the property what is immediately evident is the level of craftsmanship. Throughout the house, you'll find bespoke hardwood doors, stairs and windows, all thoughtfully designed to complement the character of the barn. Oak beams in the ceilings add warmth and texture, creating a timeless blend of rustic charm and modern comfort. The barn features a unique handmade oak kitchen, complete with a built-in double fridge freezer — a real centrepiece for family life and entertaining.

So Many Refinements

The owners have poured their passion into the property, ensuring exceptional quality and a tailored finish at every stage. Remotely operated wrought iron security gates frame the drive, and a magnificent hand-built oak porch framework and front door (one of the barn's signature features) announces the formal approach. Interior finishes include the installation of travertine marble flooring throughout principal rooms, bespoke fitted cabinetry in kitchens and utility, and dramatic placement of windows to draw in light across the double-height living area. The kitchen's central island and open aspect to the dining area creates a social heart to the home. The planning application for an annexe and garage will provide future-proofing flexibility, while the opportunity to acquire additional acreage and outbuildings further enhances the property's appeal and potential. This makes it an ideal choice for buyers looking for a residence with versatile space to accommodate both home life and business needs, with negotiable options to suit individual requirements.

The Heart of the Home

"The handmade oak kitchen is a real heart of the home – not just for cooking, but for gathering, sharing and making memories," the owners said. "It's where family life and work-life often meet. We've also loved the open-plan living area, which offers flexibility and light – perfect for hosting, relaxing, or adapting to different needs over time."

So Much To Offer

The full-height, open plan living and dining room is a central showpiece – a 27-foot expanse, encircled by a triple aspect of floor to ceiling glazing and crowned with a vaulted ceiling and exposed timber trusses. The space is filled with an impressive sense of volume and bright natural light, beautifully complemented by the smooth travertine flooring and a welcoming fireplace that adds warmth and character. "There's a feeling of space and tranquillity throughout – the big windows, garden views and bespoke finishes make everyday living feel special," the owners explained.





KEY FEATURES

Favourite Spaces

The owners' top choice is "the main living area; it's spectacular, especially in the mornings when the light pours through the windows, making it our choice for relaxing and socialising." Upstairs, the reconfigured master suite is another standout, offering a true retreat with dressing area and luxury bath/shower room. The conservatory provides a sunlit haven with panoramic garden views, suitable for year-round use.

The Outside

Approached through remotely operated security gates, the house sits well back from the lane, surrounded by established trees and fencing. The large driveway at the front of the property extends to the side and rear where there is a brick-weave paved terrace that overlooks the rear garden. The private, lawned gardens are ringed by mixed planting and defined hedges, providing seclusion and safety for children and pets. "While the garden is currently a blank canvas, it's rich with potential – and over the years, we've enjoyed regular visits from local wildlife, including birds, hedgehogs, red-kite, and the occasional deer," the owners commented. And on the adjacent 4.5 acre site, there is a substantial 100ft. x 50ft. workshop, fully insulated and equipped with roller shutter doors and a dedicated washroom block – ideal for professional use, creative projects or storage. "It's a versatile space that complements the work-place home ethos beautifully. The surrounding land offers a sense of privacy and possibility, with areas that could be adapted for entertaining, gardening, or further development."

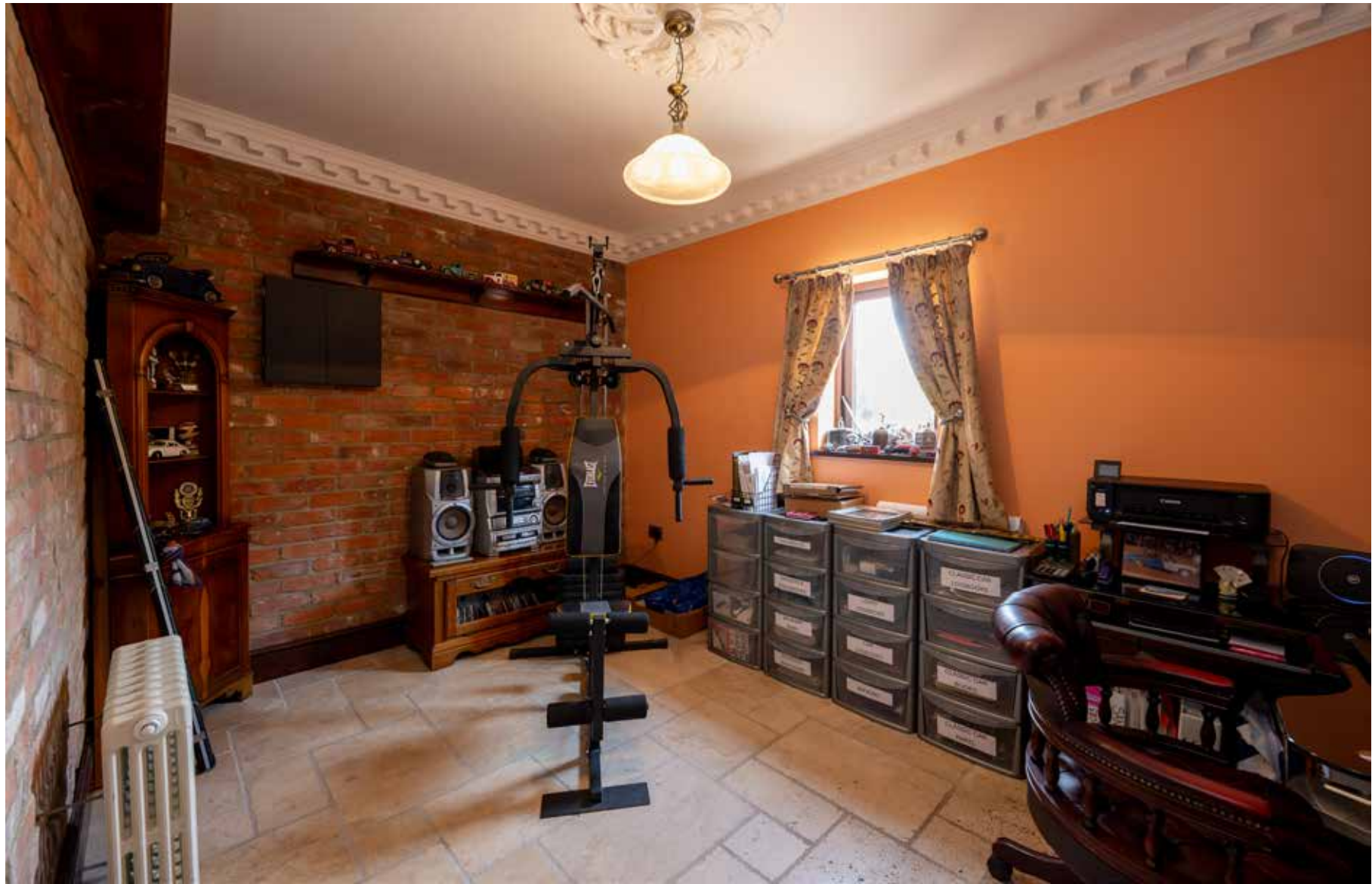
On Leaving

After many years of cherished family life and shared celebrations, the owners find it difficult to say goodbye to a place that has been at the heart of so many treasured moments. "We'll miss the property deeply – it's been more than just a house; it's been our family's home for many years. It's where our children grew up, where our grandchildren played and where countless memories were made. The space has supported every chapter of our lives, from quiet moments to lively gatherings. Letting it go is bittersweet, but we're hopeful it will offer the same sense of belonging and joy to its next owners."

























INFORMATION



On The Doorstep

"What we love most about living in Terrington St Clements is the strong sense of community paired with everyday convenience." A thriving West Norfolk village, Terrington St Clement offers everyday essentials including primary and secondary schools, shops, two welcoming pubs, a post office, a doctors' surgery and a well-used village sports field. The area is richly served by local footpaths, and the broader region includes the village's historic church, Snettisham and Hunstanton beaches, and the Sandringham Estate. "It's the kind of place where you can settle in easily, with facilities that support family life, work, and wellbeing — all within walking distance," owners said.

How Far Is It To?

The property is only 5 miles from King's Lynn town centre and mainline rail station, which provides hourly trains to Ely, Cambridge, and London. The North Norfolk Coast, including sought-after destinations like Hunstanton and Snettisham, is 20 to 30 minutes away by car, while Sandringham Estate can be reached in about 20 minutes. Norwich is roughly an hour's drive, and local shops, schools, and clubs are within Terrington St Clement itself. The property is well connected via the A47 and A149, ideal for regional commuting.

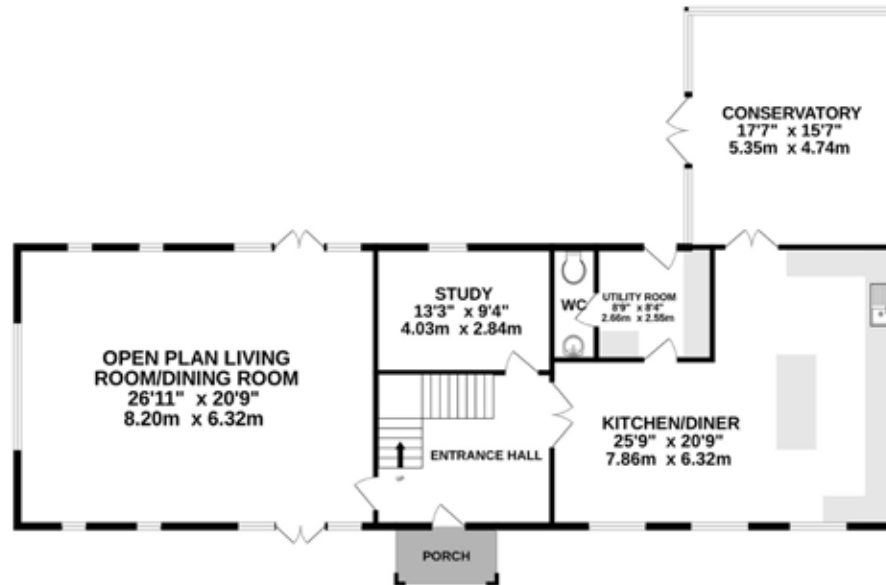
Directions

From the centre of King's Lynn, take the A148 signposted to Sleaford and follow it onto the A47. At the roundabout take the second exit onto the A17 signposted to Sleaford. Take the left turn as signposted to Terrington All Saints and Terrington St John into Moat Road, then left onto Station Road, where the property will be found on the left, identified by a Fine & Country For Sale Board.

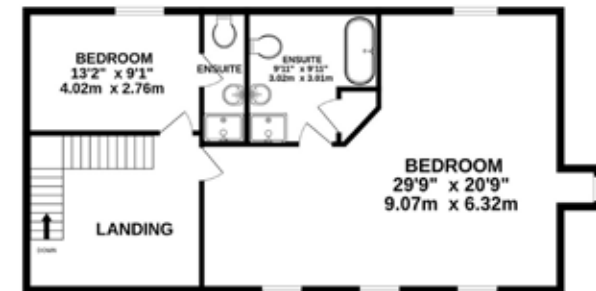
Services, District Council and Tenure

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Broadband Available - please see www.openreach.com/fibre-checker
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk
King's Lynn & West Norfolk Borough Council - Council Tax Band: F
Freehold

GROUND FLOOR
1639 sq.ft. (152.2 sq.m.) approx.

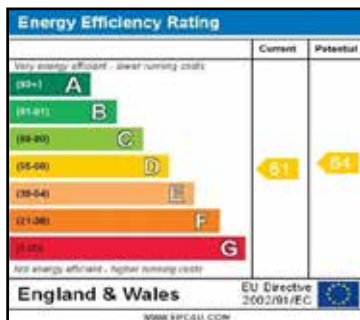


1ST FLOOR
839 sq.ft. (78.0 sq.m.) approx.



TOTAL FLOOR AREA : 2478 sq.ft. (230.2 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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