



THE STORY OF

West Barn

Fakenham, Norfolk

SOWERBYS



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West Barn

Fakenham, Norfolk
NR21 9EE

Tucked Away, Close to Town and Amenities,
with Allocated Parking Space

Open-Plan Living to First Floor with Vaulted Ceiling

Two Bedrooms and Shower Room to Ground Floor

Delightful Open-Air Sun Terrace off the First Floor

Chain Free

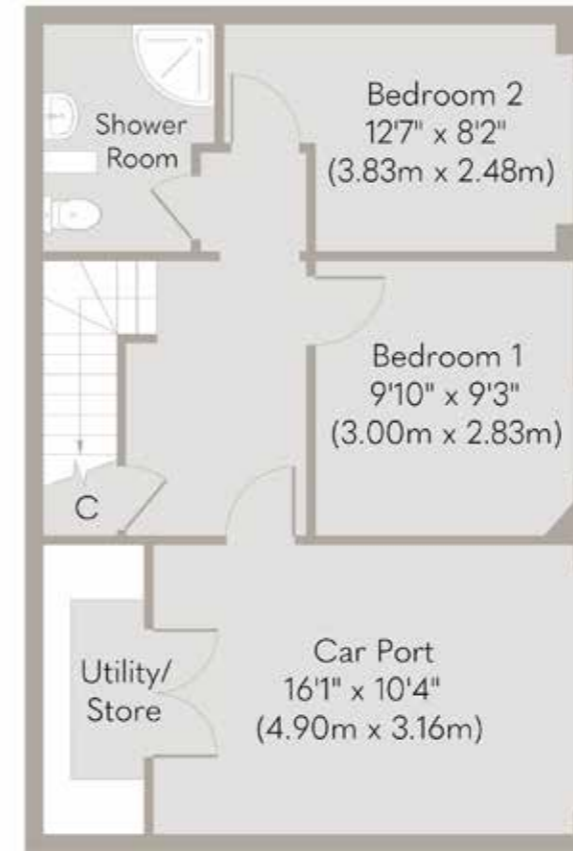
West Barn offers a rare opportunity to purchase a barn conversion, ideal for a lock up and leave, within walking distance of the town and all of its amenities.

Our vendors have used the property for family to live in and for long term letting. The property is perfectly tucked away and finished to a high specification. Living in West Barn provides an upside down layout in a barn that has been converted to retain its vaulted ceiling in the open-

plan living space to the first floor. The rather special open air sun terrace is simply perfect to enjoy the outdoors, maintenance free. The two bedrooms are served by the ground floor shower room and complete the accommodation inside. Outside the property benefits from an allocated parking space.

With the North Norfolk coast just fifteen minutes away, West Barn provides the perfect retreat for those buyers seeking a character property, close to the sea...

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Ground Floor
Approximate Floor Area
558 sq. ft
(51.9 sq. m)



First Floor
Approximate Floor Area
543 sq. ft
(50.5 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

ALL THE REASONS



Fakenham

IN NORFOLK
IS THE PLACE TO CALL HOME



Coast or country? If your heart is set on the gentle bustle of a market town, but within easy reach of the sea,

Fakenham is top of the list. While sandy beaches are just ten miles away, the market town is perfectly positioned halfway between King's Lynn and Norwich with easy reach to Holt and Swaffham, making for an easy commute.

Out of working hours, there's plenty to keep you entertained including the thriving independent Central Cinema, a perennial favourite with locals. Enjoy a fun glass-blowing session with the kids at Langham Glass, reconnect with nature at Pensthorpe or blow the cobwebs with a walk at nearby Sculthorpe Moor.

For something fancier, dress up to the nines and enjoy a day out and a flutter at Fakenham Racecourse, or team up with your playing pals for a round at Fakenham Golf Club, set



in and around the racecourse. And Thursford is just four miles away with its magnificent collection of steam engines and organs – a visit to its Christmas spectacular gives a West End theatre excursion a run for its money!

Make time to explore the Fakenham Lancaster Heritage Trail, a series of 32 plaques which bring the town's industrial past to life. Originally a vibrant agricultural centre, during the 19th century Fakenham rose to prominence as a major centre for printing – spot the printing blocks which have been set in the surface of the market place and date back to 1250. The stallholders still set out their wares every Thursday with a farmers' market on the last Saturday of the month.

From grand homes and character cottages to quality new-build houses, Fakenham has an excellent choice of property for all budgets, and on the outskirts of town there are plenty of period properties set on large plots for those looking for a little more space.

Foodies are spoilt for choice with locally farmed meat, produce and award winning Mrs Temple's cheese available to fill your pantry at nearby Walsingham Farm Shops. Save the washing up and dine out at The Ostrich Inn, which has been serving locals since 1841, or indulge at Sculthorpe Mill, which was awarded a Michelin Bib Gourmand in 2022, on the edge of town.

A brilliant location, exquisite properties waiting to be rediscovered and a growing band of entrepreneurial businesses, Fakenham is enjoying a renaissance and offers a superb place to call home.

Note from Sowerbys



“The rather special open-air sun terrace is simply perfect to enjoy the outdoors, maintenance free.”

SOWERBYS



SERVICES CONNECTED

Mains water, electricity and gas. Electric heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

E. Ref: 0118-1055-7334-5751-7950

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///bulk.stylists.shorten

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

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