



THE STORY OF

Beeches Barn

Clenchwarton, Norfolk

SOWERBYS

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Beeches Barn

Clockcase Road, Clenchwarton,
PE34 4BZ

Charming Barn Conversion

Kitchen/Breakfast Room

Two Reception Rooms and Two Offices

Four Double Bedrooms

Two Bathrooms and an En-Suite

Double Garage and Ample Off Road Parking

Home Gym and an Outdoor Heated Swimming Pool

Underfloor Heating to Ground Floor

Beautiful River Walks on the Door Step

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“The outside space, especially the pool, has been great for family time.”

With generous, open spaces and a swimming pool in the garden, this much-loved home has been thoroughly enjoyed by our seller's family over the years.

Great attention to detail was paid when this property was converted by the previous owner. A number of carefully selected materials were chosen to retain and enhance the character of this home, such as the use of some timbers that were rescued from a dyke in Lincolnshire, which once formed part of a bridge.

Whilst the property previously had an annexe, our sellers combined the two to create one large home – perfect for entertaining. The ground floor, which extends to almost 2,000 sq. ft., now offers a plethora of living accommodation.

The kitchen/breakfast room is the hub of the home with a warm ambience which brings the family together. Sit and take in the views over the fields, offering a glimpse of the boats coming in, which can also be seen from the other reception rooms.



The dining/sitting room and family room are both flooded with natural light, whilst log-burners add a sense of comfort. Two offices on the ground floor provide a quiet space for those that need to work from home, or they could be utilised as a hobby room or reading nook.

Two staircases rise to the first floor, where you'll find four double bedrooms and two bathrooms. The principal bedroom benefits from an en-suite, as well as a tower room, which has been an ideal snug, providing breath-taking elevated views.





The outside space is very much of low maintenance, with a spacious gravel drive leading to the double garage and providing ample off road parking.

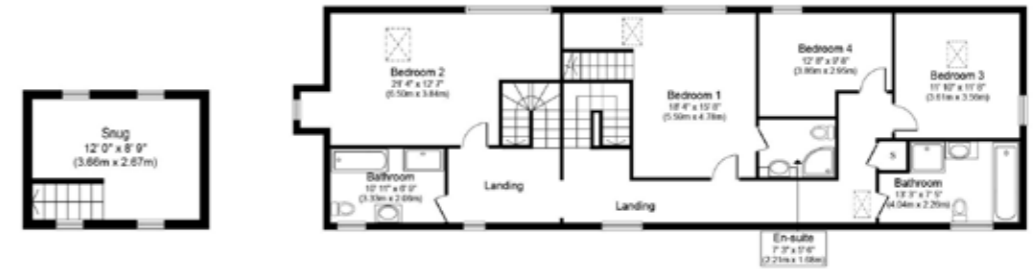
Ideal for summer barbecues, a large patio area sits alongside a lawned garden and the outdoor heated swimming pool. This is a space where many memories have been made, and is perhaps the most-loved by our sellers.

For those that enjoy working out, there is also an outbuilding which is currently set up as a home gym, with the added benefit of a shower and separate WC.





Outbuilding
Approximate Floor Area
958 sq. ft.
(89.0 sq. m.)



Second Floor
Approximate Floor Area
104 sq. ft.
(9.6 sq. m.)

First Floor
Approximate Floor Area
1,325 sq. ft.
(123.1 sq. m.)



Ground Floor
Approximate Floor Area
1,979 sq. ft.
(183.9 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



Clenchwarton

IN NORFOLK
IS THE PLACE TO CALL HOME



A thriving Norfolk village in the heart of the fens, Clenchwarton is only a few miles from King's Lynn, with

good bus links into the town. The village offers a range of clubs and organisations, as well as a post office, general store, two public houses, children's play area, playing field and a good primary school.

Perched on the banks of the River Ouse, King's Lynn has been a centre of trade and industry since the Middle Ages, and its rich history is reflected in the many beautiful buildings which still line the historic quarter.

During the 14th century, Lynn was England's most important port, dominated by the Hanseatic League. Although the growth of London later eroded the port's importance, ship-building and fishing became prominent industries, the latter of which is documented

at True's Yard Museum. With more than 400 listed buildings, two warehouses – Hanse House and Marriott's Warehouse – still stand in the centre of the town, along with King's Lynn Minster and Custom House. These have appeared as stars of the screen in numerous period dramas and it's not unusual to spot a camera crew and cast on location.

With Cambridge, Peterborough and Norwich all within an hour's drive and a direct rail line into London King's Cross arriving in the capital in just 1 hour 40 minutes, King's Lynn continues to attract a growing number of professionals seeking an easy commuter route. It's easy to see the appeal of this central location with a clutch of high street retailers and independent restaurants in the town's Vancouver Centre. The Majestic Cinema and King's Lynn Alive Corn Exchange are the place to catch a film or show, or check out what's on at St George's Guildhall, the UK's largest surviving medieval guildhall, today a vibrant arts centre.



Note from the Vendor



Field views.

“There are beautiful views across the fields, and in the distance we can see the boats coming in.”

THE VENDOR



SERVICES CONNECTED

Mains water and electricity. Drainage to Klargester sewage treatment plant. Oil fired central heating, with underfloor heating to the ground floor. Electric underfloor heating to all bathrooms.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

C. Ref:- 9908-1014-7243-5023-7930

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

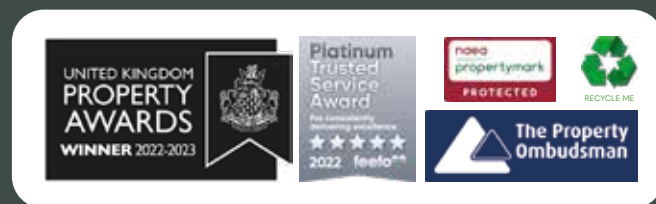
Freehold.

LOCATION

What3words: ///dame.work.years

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SOWERBYS



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