



THE STORY OF

The Granary

Oxborough, Norfolk

SOWERBYS



S

THE STORY OF

The Granary

Hall Farm Barns, Oxborough,
PE33 9PS



Sold with No Onward Chain

Barn Conversion

Dating Back to At Least 1725

Substantial Family Home Over 5,000 Sq. Ft.

Sitting on a 2/3 of An Acre Plot (STMS)

Meticulously Refurbished In Order to Retain
and Enhance its Character and Charm

Five Reception Rooms

Four/Five Bedrooms

Two En-Suites and a Family Bathroom

Double Garage and a Workshop



SOWERBYS KING'S LYNN OFFICE

01553 766741

kingslynn@sowerbys.com



“The library catches the sun beautifully.”

Over the past seven years, our sellers have enjoyed the lifestyle that The Granary has afforded them. Its beauty and tranquillity, complemented by its historical value, has created a wonderful home.

The property has been sympathetically updated to meet the current demands of the modern way of living.

The Granary forms part of a small complex of conversions, which were originally associated with Oxborough

Hall. During the conversion, and where possible, the architectural details of the original building have been retained and now further enhanced by our sellers.

This stunning barn stands proud at the end of a sweeping drive, surrounded by beautiful countryside and offering breathtaking views over the far-reaching fields.

Once inside, the triple height ceilings and the exposed beams create an unparalleled sense of space and serenity.





Whilst there are several magnificent spaces to be discovered here, the newly fitted kitchen/breakfast room has taken centre stage as the hub of this charming barn - offering ample workspace for avid cooks to experiment, or wine and dine a large gathering. Impressive vaulted ceilings, exposed beams, and underfloor heating all contribute to the wow factor that this space offer.

The large windows and french doors opening out to the courtyard-style garden flood the room with natural light.

The concert room is another space that makes this barn a truly unique proposition. With an abundance of character and light due to its dual aspect floor to ceiling windows, warmed by a lovely log-burner – this space has entertained more than forty people on a number of occasions.

Overlooking the courtyard garden is the library, offering a peaceful space to retreat to or perhaps for use as a formal dining room.

Spoilt for choice with two equal sized studies, that offer plenty of opportunity for those who need to work from home.





On the first floor there is ample space to accommodate a large family or visiting guests, with four/five bedrooms, all double in size, two en-suites, and the family bathroom. A gallery landing overlooks the concert room, adding a sense of grandeur.

“We’ve loved the beauty and tranquillity of The Granary.”



The sweeping drive that leads to the front of the property also gives access to the double garage, with its adjoining workshop, and provides ample parking for several vehicles. To the front, an established lawn is ideal for those that enjoy practicing some homely outdoor sports from cricket to football.

“We’re surrounded by countryside walks and there’s easy access to many footpaths.”

The rear garden has got a courtyard feel to it - a suntrap, full of colour, and ideal for those that love to dine alfresco.

This charming barn conversion, with a historic value that deepens to almost 300 years, is offered for sale with no onward chain.







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



Oxborough

IN NORFOLK
IS THE PLACE TO CALL HOME



Oxborough is a rural mid-Norfolk village, 17 miles from King's Lynn.

It's famous for its church, St. John's, and the manor house Oxburgh Hall, ancestral home of the Bedingfield family, now owned by the National Trust. In 1948, the tower and spire of St. Johns collapsed onto the church destroying the south side of the nave. The south chapel contains a rare undamaged terracotta tomb, which is unique in England, and evidence of the Catholicism of the Bedingfield family. Oxburgh Hall was built in 1482 by the Bedingfield family, who still live there. It was

built as castles were beginning to fall out of fashion, and the king - unusually - gave permission for castellation. The building is fortified with a moat. It is open to the public as it is now owned by the National Trust. The village has a pub named after the Bedingfield family The Bedingfield Arms.

Oxborough is within easy reach of the wonderful and historic cities of Norwich, Ely, Cambridge, Lincoln and many other interesting towns including King's Lynn, which is a busy town with a fascinating history and a wide range of shops. It also has excellent travel links with hourly trains to London King's Cross via Cambridge.



Note from the Vendor



Relax by the roaring fire in the sitting room.

“This is a wonderful home for intimate dining with friends, or equally larger social events.”

THE VENDOR



SERVICES CONNECTED

Mains water and electricity. Drainage via septic tank. Heating via oil fired central heating, with underfloor heating to the kitchen and two en-suites.

COUNCIL TAX

Band G.

ENERGY EFFICIENCY RATING

D. Ref:- 2190-3937-0722-7306-3973

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

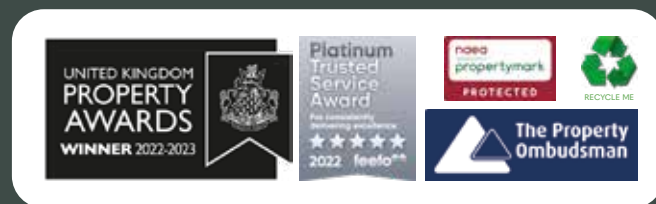
Freehold.

LOCATION

What3words: ///alike.fended.bride

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.

SOWERBYS



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606. Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL