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THE STORY OF  
**Bay Trees Barn**

*Tilney Cum Islington, Norfolk*

**SOWERBYS**





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# Bay Trees Barn

Tilney Cum Islington, Norfolk  
PE34 3BL

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Exceptional Barn Conversion

Four/Five Bedrooms

Stunning Vaulted Living Space with  
Exposed Beams and Brick Fireplace

Highly Specified Kitchen / Dining Room  
Adorned with Granite Worksurfaces

Luxurious Bathrooms and En-Suites

South Facing Courtyard Style Garden

Double Bay Cart Lodge with Secure Storage

Electric Gated Entrance over  
Stunning Arched Bridge

Delightful Features Throughout

Stunning Far-Reaching Field Views

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Bay Trees Barn is a truly exquisite four/five-bedroom barn conversion that masterfully blends the charm of rural living with contemporary luxury. Set within a private, gated enclave which is accessed via a stunning brick arched bridge, this remarkable property offers a sense of seclusion and exclusivity, perfect for those seeking a peaceful countryside retreat.

This stunning barn, originally converted in 2014/15 features exquisite light and airy accommodation with a mix of soaring vaulted ceilings and stunning exposed beams, embodying the perfect balance of character and sophistication. Since moving in, the current owners have continued to improve the barn with the addition of solar PV and a highly efficient air source heat pump which work hand-in-hand along with a host of further improvements as you will discover.

The expansive layout seamlessly integrates the kitchen/dining room and living areas, creating an inviting hub for both relaxation and entertaining. Fully glazed doors lead out to the beautifully landscaped gardens, effortlessly connecting indoor and outdoor living. The kitchen is a chef's dream, featuring high-quality appliances, granite worktops, and a charming butler sink.

The main reception space encompasses an expansive sitting room with ample space and scope for formal dining subject to individual requirements. There is a wealth of exposed beams and timbers within the vaulted ceiling and a stand-out exposed brick fireplace housing a must-have woodburning stove.

Adjacent to the sitting room, a versatile office space offers flexibility for use as a playroom, additional bedroom, or private study.



Moving upstairs, the accommodation continues to impress with two generously proportioned bedrooms and a family bathroom. Whilst back to the ground floor, the principal suite is a sanctuary of comfort, complete with vaulted ceilings, a dressing area, and a luxurious en suite. A further ground floor bedroom adds additional convenience and versatility, equally featuring its own en-suite shower room perfect for guests.

Externally, the garden offers a tranquil escape, with a large patio ideal for al-fresco dining and raised beds flanked with reclaimed sleepers framed by a striking brick wall, this space exudes privacy and charm. The property further benefits from a double cart lodge with enclosed storage to the rear, ample off-road parking, and a shared electric-gated entrance.







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.

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# Tilney Cum Islington

SERENITY, CONVENIENCE, HISTORY,  
AND CHARM

Tilney Cum Islington is a peaceful village located approximately 5 miles from King's Lynn, 10 miles from Wisbech, and 30 miles from Peterborough. Just a short drive away lies Watlington, home to a mainline railway station offering direct connections to London King's Cross and Cambridge. The village is well-served by amenities, with a post office about 2 miles away, schools within a 5-mile radius, and a regular bus service passing through.

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. Originally named Bishop's Lynn, during the reign of Henry VIII the town was surrendered to the crown and took the name King's Lynn. 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.

Commonly known as the Capital of the Fens, the attractive and historic market town of Wisbech is renowned for its elegant Georgian architecture. The town has an abundance of amenities to offer, such as a theatre, swimming pool, library, good schools and the Horsefair Shopping Centre. Browse the shops or visit the market on a Thursday or Saturday with a wide range of traders offering locally grown produce and plants.



*Note from Sowerbys*



“Bay Trees Barn masterfully blends the charm of rural living with contemporary luxury.”



## SERVICES CONNECTED

Mains water and electricity. Drainage via private treatment plant, shared with three other barns. Air source heat pump with underfloor heating to ground floor and radiators to first.

## COUNCIL TAX

Band F.

## ENERGY EFFICIENCY RATING

B. Ref: 0263-3010-7209-2355-6200

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: ///chitchat.pining.gossip

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