



THE STORY OF

The Big Barn

Middleton, Norfolk

SOWERBYS



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5 Hall Farm Barns, Hill Road, Middleton, Norfolk
PE32 1RW

Stunning 18th-Century Barn Conversion
Extending to Over 3,000 Sq. Ft.

Peaceful Rural Setting Accessed
Via a Private Driveway

Large Contemporary Open-Plan
Ground Floor Living Space

Spacious Home Office/Study with
Extensive Bespoke Oak Joinery

Ground Floor Bedroom with En-Suite and
French Doors to Front Patio and Garden

Vaulted Ceilings and Exposed
Beams on Upper Floors

Underfloor Heating on Ground Floor and
Characterful Wood Burner on First Floor

Stylish, High-Quality Finishes Throughout

Large Rear Patio Overlooking Orchard

Tranquil Walled Front Garden with
Parkland Views, Double Garage,
Cart Shed, And Electric Gates

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The Big Barn is an impressive 18th-century barn conversion that blends centuries-old character with stylish contemporary living. Originally converted by Bullock Homes in 2011, the property extends to just over 3,000 sq ft and is located in a unique and peaceful rural setting. The barns in this prestigious development previously formed part of the farm buildings belonging to the nearby Grade II listed Old Hall.

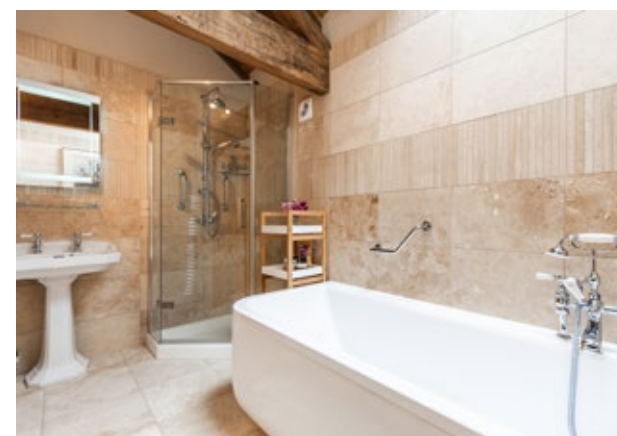
The layout of the barn is as practical as it is beautiful. Generous reception areas offer flexibility for entertaining or relaxing, while the seamless flow between indoor and outdoor living has been carefully considered throughout. Significant enhancements, all in keeping with the natural ethos of the building, have been incorporated by the current owners, including high-quality finishes and thoughtful design details.



Stepping inside, the hallway opens into a spacious, well-designed open-plan kitchen and living space — the perfect hub for family life and informal gatherings. Underfloor heating runs throughout the ground floor, ensuring comfort year-round. A walk-in pantry adjoining the kitchen is a particularly useful addition. The double-aspect of this large room allows natural light to pour in and creates a strong connection to the surrounding gardens. From here, French doors open out to a generous, east-facing rear patio, an ideal entertaining space for long summer lunches or a peaceful morning coffee overlooking the orchard.

Off the hallway, a large home office/study provides an excellent space for home working, complete with extensive bespoke oak joinery. This room also benefits from direct access to the rear patio and tranquil views.





A ground floor double bedroom with large en-suite shower room offers perfect guest accommodation, with French doors leading to the west-facing front patio and walled garden. A well-appointed utility room and a separate cloakroom complete the ground floor.

A beautifully crafted oak staircase leads to the first floor, where vaulted ceilings and exposed beams in the dual-aspect sitting room speak to the barn's architectural heritage. A full-height feature stone wall and a characterful wood burner enhance the ambience of this relaxing space.

Occupying the remaining space on this level, is the main bedroom, which overlooks the orchard and features a walk-in wardrobe and en-suite shower room. The third bedroom, with a Juliet balcony overlooking the front garden, includes full-length bespoke fitted oak wardrobes and ample storage. Wood flooring throughout this floor adds warmth and continuity. A stylish family bathroom and a large walk-in airing cupboard complete the accommodation on this level.

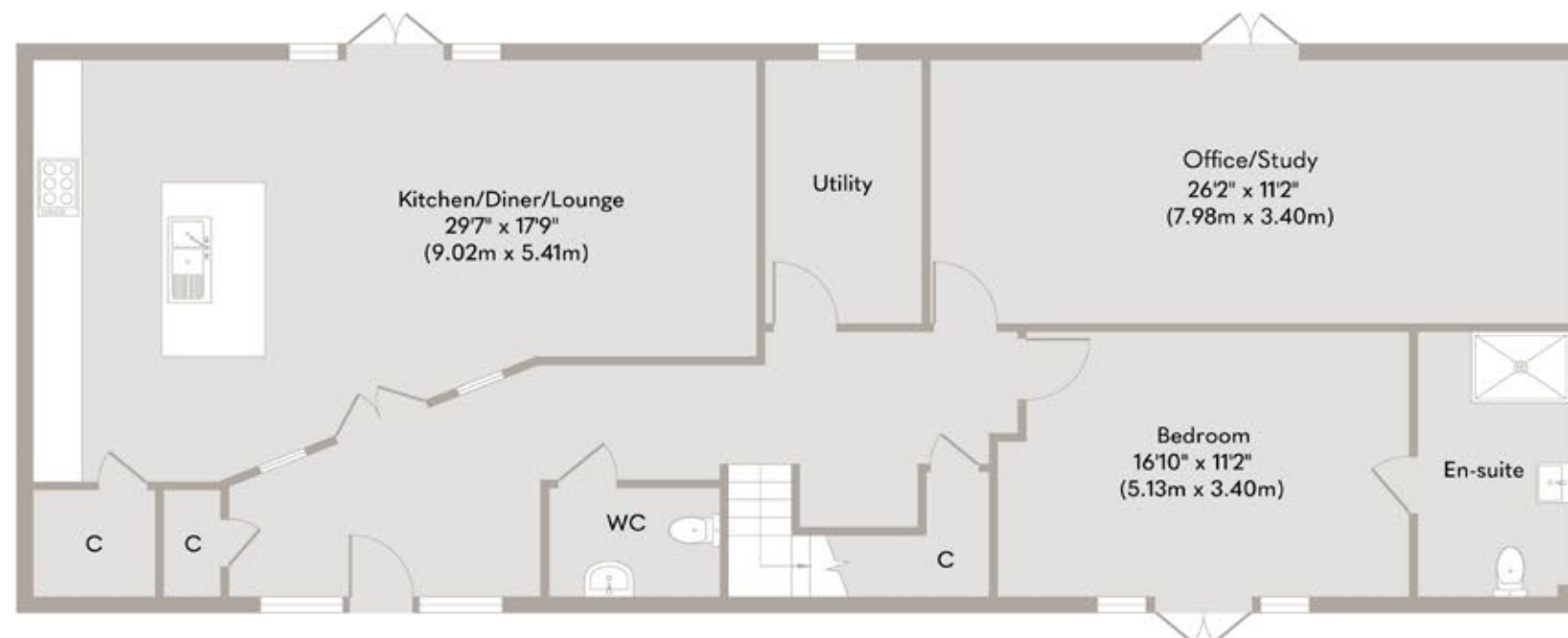
From the first-floor landing, a second oak staircase leads to the top floor, where a light and airy fourth double bedroom with en-suite bathroom sits under a vaulted ceiling, making for an ideal guest suite or additional retreat.

A double cart shed and double garage are located just opposite the gated entrance, with further parking space for one or two cars inside the gates.

The Big Barn is a place of great serenity, free from traffic noise, surrounded by greenery, and yet just 15 minutes from King's Lynn station, with hourly trains to Cambridge and London. Now ready for its next chapter, this is a rare opportunity to embrace Norfolk heritage while enjoying a lifestyle defined by stylish comfort,







Ground Floor
Approximate Floor Area
1419 sq. ft
(131.82 sq. m)



Second Floor
Approximate Floor Area
330 sq. ft
(30.67 sq. m)



First Floor
Approximate Floor Area
1399 sq. ft
(129.97 sq. m)



Outbuilding

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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Middleton

VILLAGE LIFE OFFERING SO MUCH MORE...

Village life with a fine selection of amenities. Middleton enjoys its own Golf Club along with a church, restaurant and shop with post office. Sitting just over four miles from the Hanseatic King's Lynn, where a choice of schools, stores and eateries on the quay await.

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.

King Street, which runs from Tuesday Market Place to the Custom House, was once known as 'Stockfish Row' for the number of fish merchants that lived there. With a listed building every 26ft, Sir John Betjeman described it as one of the finest walks in England.

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



"The tranquil setting, away from traffic noise and surrounded by nature, makes this a very special place to live"



SERVICES CONNECTED

Mains water, electricity and drainage. Oil fired central heating with underfloor heating to ground floor and radiators to first and second floors.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

C. Ref:- 2911-8114-8404-2115-6256

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: ///event.remaining.diplomas

AGENT'S NOTE

As the Hall Farm Barns development is within the curtilage of the Grade II Listed Old Hall, all properties are listed by association and planning permission is required for any alterations. There is a restriction for parking of cars, caravans and boats on the private driveway and all property owners have a requirement to pay for the repair and maintenance of the driveway. Garden land designated for garden use may not be built on.

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

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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