



Town Farm Barns, Great Bircham, King's Lynn, PE31 6WP

welcome to

Town Farm Barns, Great Bircham, King's Lynn

Chain free! This stunning barn conversion located in the peaceful village of Great Bircham, blends contemporary design with character features. With a spacious sitting room, country-style kitchen, two en suites, off-road parking & garage with conversion potential, to create the perfect family home.



Accommodation:

Double-glazed entrance door to:

Entrance Hall

Door to the side. Radiator. Tiled flooring.

Sitting Room

22' 8" x 19' 5" (6.91m x 5.92m)

Two sets of dual aspect, double-glazed French doors with sidelights to the front & rear. Two radiators. Exposed wooden beams. Exposed brick Inglenook fireplace with wood burning stove. Part-vaulted ceiling. Exposed brick walls.

Snug

10' 5" max x 11' 9" max (3.17m max x 3.58m max)

Radiator. Exposed wooden beams. Exposed brick walls.

Kitchen

12' 1" max x 14' 6" max (3.68m max x 4.42m max)

This fitted kitchen includes both wall & base units with work surfaces over, an inset composite sink & drainer unit, and space for a range-style cooker with integrated cooker hood over. There is also space & plumbing for a washing machine. Tiled flooring. Exposed wooden beams. Exposed brick walls. Radiator. Double-glazed windows to the side & rear. Double-glazed door to the side leading to the rear garden.

Cloakroom

Fitted with WC & wash hand basin. Stainless steel heated towel rail. Extractor fan.

Bedroom Four

10' 9" max x 10' 6" max (3.28m max x 3.20m max)

Double-glazed window to the front. Radiator.

First Floor Landing

Stairs from the entrance hall. Radiator. Airing cupboard housing hot water tank.

Bedroom One

11' x 13' 3" max (3.35m x 4.04m max)

Double-glazed floor-to-ceiling windows to the front. Radiator. Dressing room cupboard with radiator.

En Suite

Fitted with WC, wash hand basin with vanity unit & corner shower cubicle with rainfall shower head. Radiator with heated towel rail. Radiator. Double-glazed window to the side.

Bedroom Two

18' 7" x 10' 4" max (5.66m x 3.15m max)

Double-glazed skylight window. Radiator.

Bedroom Three

10' 9" x 14' (3.28m x 4.27m)

Two double-glazed windows to the front. Radiator.

Jack & Jill En Suite

Fitted with WC, two wash hand basins & bath with shower over. Stainless steel heated towel rail. Extractor fan. Double-glazed skylight window.

Outside

To the front of the property, a gravelled driveway provides off-road parking for 3 - 4 cars. The front garden is enclosed by a walled border, with a gate opening to access the entrance of the property. To the rear, the garden is mainly laid to lawn, alongside a generous patio area, and various plants, shrubs & hedges.

Garage / Outbuilding

17' 6" x 19' 3" (5.33m x 5.87m)

Double garage doors. Double-glazed window & double-glazed personal door to the side. Pitched roof with ladder access to loft space.



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welcome to

Town Farm Barns, Great Bircham

- Four bedroom end-terraced barn conversion
- Character features throughout
- Large lounge & snug
- Two en suites
- Off-road parking

Tenure: Freehold EPC Rating: D

Council Tax Band: F

offers in excess of

£650,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HUN106529 - 0005

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