









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 garavelled 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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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







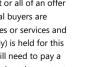


Please note the marker reflects the postcode not the actual property

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01485 534506



william h brown

hunstanton@williamhbrown.co.uk



40 Westgate, HUNSTANTON, Norfolk, PE36 5EL



williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.