



GIBBET LANE

WEREHAM, KING'S LYNN, NORFOLK, PE33 9AA

£475,000

FREEHOLD

Chilterns

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This stunning and beautifully well presented four/five bedroom converted barn occupies a semi-rural location on the outskirts of Wereham village, surrounded by the picturesque Norfolk countryside and boasting outstanding and versatile accommodation over two floors including a magnificent open plan living room with vaulted ceiling. Viewings are highly recommended.

The Old Granary is a charming converted Norfolk barn enjoying a semi rural position on the outskirts of the pleasant village of Wereham. Set well back off Gibbet Lane, this delightful home boasts well proportioned and versatile accommodation over two floors; the impressive open plan lounge with high vaulted ceiling and fireplace with multi-fuel stove is an outstanding feature. There is a dining room off the large well fitted kitchen as well as two further ground floor reception rooms, ideal as an office/snug/play room or additional guest bedroom for visiting family and friends.

To the first floor there are four bedrooms, the master bedroom having an en-suite shower room and there is also a separate family bathroom. Outside, the pleasant rear garden backs onto and enjoys panoramic views across open farmland and countryside. To the front the gardens include a large double garage with attached store as well as additional parking.

Since purchasing in the property, the current owners have carried out a number of improvements. These have included the installation of new UPVC double glazed windows and doors throughout, a multi-fuel stove has been fitted to the lounge fireplace; the complete refurbishment of the family bathroom, en-suite and ground floor cloakroom and the laying of engineered oak flooring to the principal ground floor rooms. Other improvements have included the redecoration of the property, new carpet is laid to the first floor and exterior landscaping.





The sale of this beautiful home represents a unique opportunity to those purchasers seeking a charming period property restored and presented to a high standard. Early viewings are recommended.

Wereham is a small village in Norfolk. It has a traditional rural charm with features like a village pond and St. Margaret's Church. Nearby amenities include a village hall and a community-run pub. For larger services, the towns of Downham Market and King's Lynn are easily accessible by road. Wereham lies close to the A134, providing road links to the A10, leading to Cambridge and Ely. The nearest rail station is in Downham Market, offering direct train services to King's Lynn, Ely, and London King's Cross.

OPEN PORCH WAY With flagstone floor and light; composite door leading to:-

HALLWAY Engineered oak flooring; radiator; storage cupboard.

CLOAKROOM With W.C and vanity wash basin; radiator; half tiling to walls; ceramic tiled flooring.

LOUNGE 24' 11" x 16' 0" (7.62m x 4.89m) This impressive room includes a large Inglenook style fireplace with oak Bressummer beam and inset multi-fuel stove with flagstone hearth; 3 radiators; engineered oak flooring; UPVC sealed unit double glazed French doors leading to front and rear gardens; under stairs storage cupboard, staircase leading to first floor. Delightful vaulted ceiling.

DINING ROOM 11' 4" x 10' 2" (3.47m x 3.12m) Radiator; UPVC sealed unit double glazed window; matching wall lights; engineered oak flooring.

STUDY 10' 3" x 8' 5" (3.14m x 2.57m) Radiator; UPVC sealed unit double glazed window; engineered oak flooring.

PLAYROOM/ BEDROOM 5 10' 2" x 9' 10" (3.12m x 3.02m) Radiator; UPVC sealed unit double glazed window; engineered oak flooring.





KITCHEN/BREAKFAST ROOM 17' 10" x 10' 3" (5.46m x 3.14m) Fitted range of custom made painted wall and floor cupboard units with marble work surfaces over incorporating double bowl ceramic Butler sink unit with mixer tap; slot in dual fuel range style cooker with five burner gas hob and extractor over; plumbing for dishwasher; ceramic splash tiling and ceramic tiled floor; UPVC sealed unit double glazed windows.

REAR LOBBY/UTILITY Radiator; plumbing for automatic washing machine; space for dryer above; radiator; ceramic tiled floor; composite door to rear garden.

STAIRCASE LEADING FROM LOUNGE TO FIRST FLOOR GALLERIED LANDING Radiator; airing cupboard with hot water cylinder and immersion heater; fitted carpet, access to loft space.

MASTER BEDROOM ONE 15' 7" x 11' 8" (4.77m x 3.57m) Range of built in wardrobe cupboards; radiator; two UPVC sealed unit double glazed windows to rear aspect; fitted carpet, storage cupboard with shelving.

EN-SUITE SHOWER ROOM Walk in shower with glass screens and plumbed in rain style shower over-head with separate hand held shower; vanity wash basin and W.C; radiator/towel rail; UPVC sealed unit double glazed window;

BEDROOM TWO 10' 8" x 11' 6" (3.27 m x 3.51m) Radiator; UPVC sealed unit double glazed window to rear aspect; fitted carpet.

BEDROOM THREE 9' 11" x 10' 1" (3.03m x 3.08m) Radiator; UPVC sealed unit double glazed window to side aspect; fitted carpet.

BEDROOM FOUR 10' 1" x 8' 4" (3.08m x 2.56m) Radiator; UPVC sealed unit double glazed window to front aspect; fitted carpet.

FAMILY BATHROOM 9' 10" x 5' 6" (3.01m x 1.70m) Shower/bath with plumbed in rain style over-head shower with separate hand held shower; vanity wash basin and W.C; ceramic tiled floor; wall light, radiator.

OUTSIDE Vehicular access is over a shared private driveway off Gibbet Lane. This leads into a wide shingled courtyard that serves The Old Granary and the adjoining barn. There is a partially walled garden to the front as well as a dedicated parking area for The Old Granary. There is also access to the:

DOUBLE GARAGE 16' 6" x 19' 2" (5.04m x 5.85m) With light and power; twin hinged entrance doors.

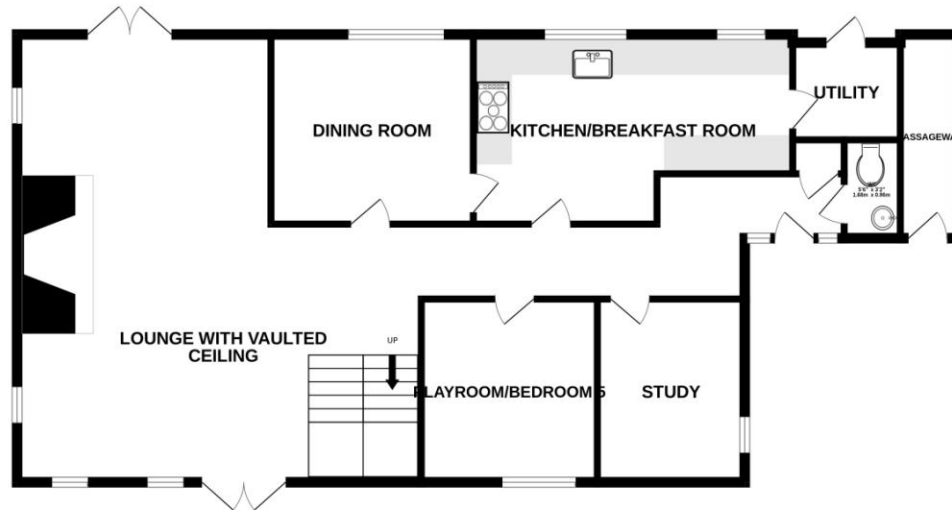
ATTACHED WORKSHOP/STORE 16' 11" x 7' 9" (5.18m x 2.37m) With light and power.

A passageway between The Old Granary and the neighbouring property provides side access into the rear garden. The rear garden is enclosed with a low rustic wall to the rear boundary. Predominantly lawned, there are various shrubs and bushes as well as a paved sun terrace. The property backs directly onto farmland and enjoys delightful countryside views.





GROUND FLOOR
1124 sq.ft. (104.4 sq.m.) approx.

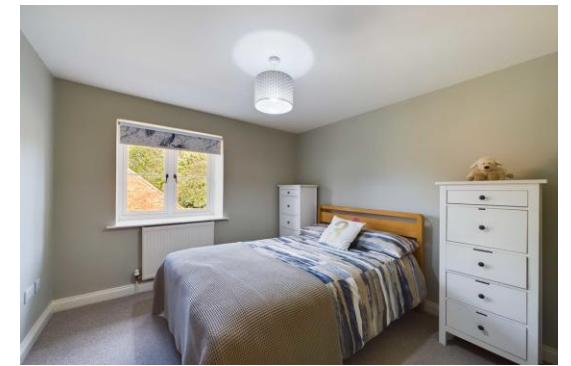


1ST FLOOR
773 sq.ft. (71.8 sq.m.) approx.



TOTAL FLOOR AREA : 1897 sq.ft. (176.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

Energy efficiency chart

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