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Granary Barn
Setch Road
Blackborough End



A BEAUTIFULLY PRESENTED FIVE BEDROOM BARN CONVERSION WITH DETACHED ANNEXE

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Granary Barn, Setch Road, Blackborough End, PE32 1SL

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DINING HALL

With windows to front aspect and door in from the driveway, this spacious dining hall has double doors to the drawing room and family room, with further door into the study. Quality granite flooring, stairs lead to the first floor.

DRAWING ROOM

This wonderful drawing room has windows to both front and rear aspects with French doors leading out to front and side leading to the deck, wealth of exposed timbers to ceiling and a focal point is provided by an impressive brick chimney breast with fireplace housing cast iron wood burning stove on raised hearth.

STUDY

Ideal space for working from home. This study has fitted furniture, window to rear aspect and adjoining cloakroom.

FAMILY ROOM

Another lovely living space with window to the side aspect, exposed wooden flooring, cast iron wood burning stove on granite hearth. The family room is open to the kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM

With a well-fitted kitchen having fitted base storage units to four walls and further storage larder units and matching central island providing further storage, workspace and a breakfast bar. Fitted Rayburn as well as an electric oven with hob over, integrated dishwasher and door out to the garden. Attractive tiled flooring, plinth lighting.







FIRST FLOOR

LANDING

A wide landing providing a further seating area and has large full-length window to front aspect, exposed floorboards.



BATHROOM

With white suite comprising spa bath with shower and screen over, WC with concealed cistern, vanity hand wash basin with storage under, tiles to floor and walls. Chrome towel rail/radiator.

BEDROOM ONE

Spacious bedroom with vaulted ceiling having exposed timbers, Velux windows to rear and side, fitted storage and exposed floorboards.



BEDROOM FOUR

As with bedroom one, this room has lovely vaulted ceiling with exposed timbers, Velux window to front aspect, fitted storage and exposed floorboards.

BEDROOM TWO

Window to front aspect. Another double room with fitted wardrobes and exposed floorboards.

BEDROOM THREE

Once again this double room has vaulted ceiling with exposed timbers, fitted wardrobes and exposed floorboards.

DRESSING ROOM

With fitted storage, exposed floorboards. Stairs lead up to a bedroom and there is a door to a second bathroom.

BATHROOM

White suite comprising panel bath with telephone-style mixer tap and handheld shower attachment. Shower in corner cubicle, pedestal hand wash basin, WC and tiling to walls.

SECOND FLOOR

With stairs up from the dressing room, double bedroom with vaulted ceiling and exposed floorboards, window to the side aspect.

ANNEXE

This detached single storey annexe is ideal for extended family or the possibility of a rental income (subject to any planning consents).

KITCHEN

Fitted with storage and sink unit, door to reception room.





RECEPTION ROOM

Windows to two aspects, door opens into bedroom one and shower room.

SHOWER ROOM

Shower in corner cubicle with WC and hand wash basin.



BEDROOM

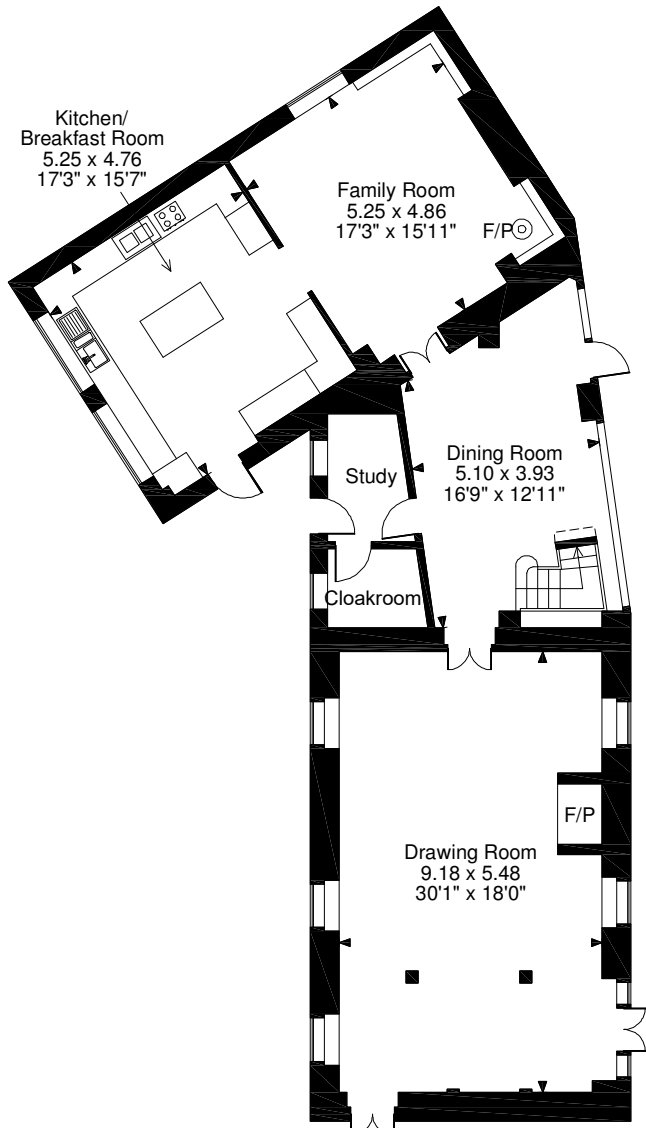
Windows to three aspects, door out to the front aspect.

EXTERNAL

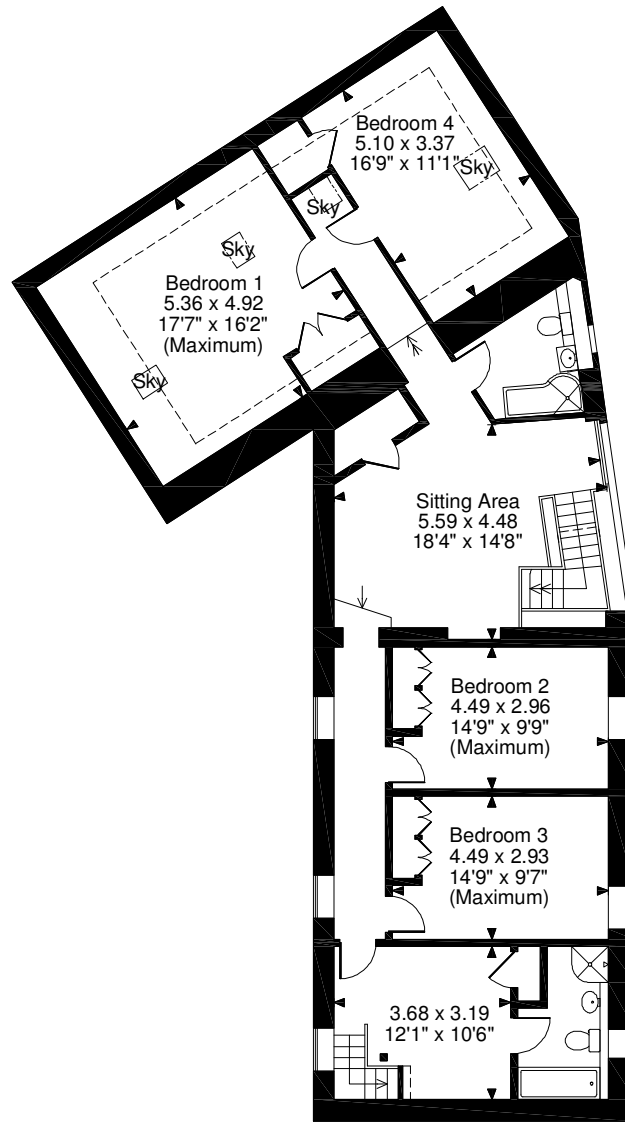
The property is approached from the road through electric double gates with a personal door alongside onto a gravel driveway leading to the detached double garage which has double doors, further door to the rear and adjoining store room. The garden is laid to lawn with raised shrub beds, attractive decking area adjoins the bar providing a lovely outdoor entertaining or seating area. The gardens are enclosed by fencing.



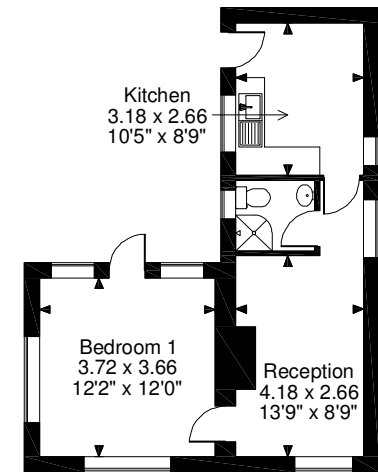
Granary Barn, Setch Road, Blackborough End, King's Lynn, Norfolk



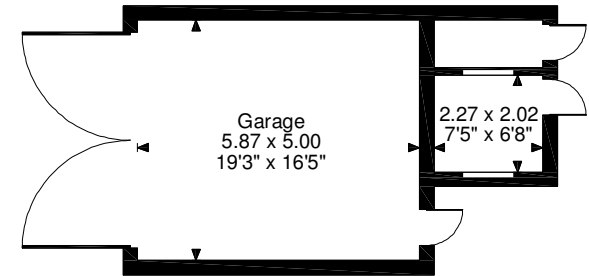
Ground Floor



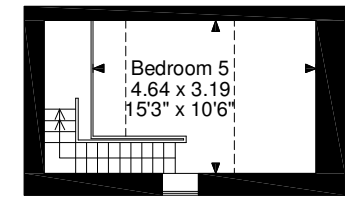
First Floor



Annexe



Second Floor



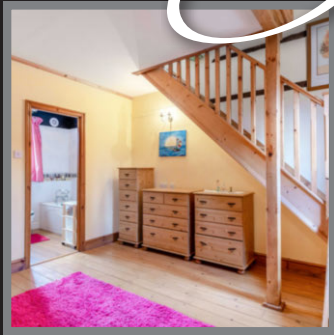
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The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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This beautifully presented barn conversion stands in private gardens within the popular village of Blackborough End to the east of King's Lynn. The impressive accommodation includes a spacious dining hall and wonderful drawing room with a wealth of exposed timbers and attractive fireplace, and additionally on the ground floor there is a family room, study and a well-fitted kitchen breakfast room. On the first floor there are four bedrooms and a family bathroom, along with a dressing room with en-suite bathroom, steps lead up to the second floor where there is a further bedroom. Externally, there is a detached double garage with adjoining store and a detached one bedroom annexe comprising; bedroom, reception room, kitchen and shower room. The lawned gardens lead to raised beds and a decked area adjoins the barn providing a pleasant seating or outside entertaining area. Viewings are essential.

Viewing by appointment with our
Select Consultant on

01603 221797

or email select.norwich@sequencehome.co.uk

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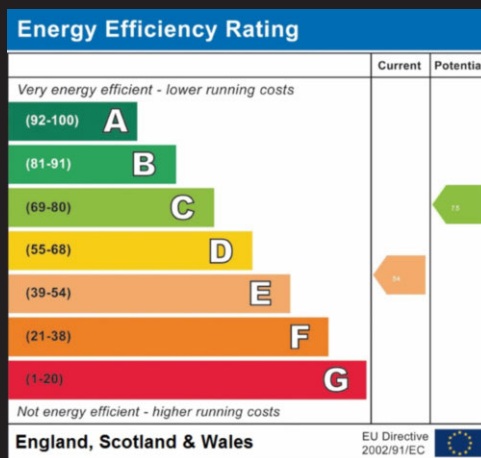
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