



Tumbrils, 5 West Park Farm Close
Ickburgh | Norfolk | IP26 5JX

SINGLE LEVEL COUNTRY LIVING



Built in the 1870's this immaculate barn has been beautifully updated with new shower rooms and garden room blending modern convenience with character. With three generous bedrooms, two shower rooms, plenty of social space plus a stunning walled garden this home boasts the convenience and luxury of one level living and is a characterful country haven yet close to road and rail links for commuters.



KEY FEATURES

- Superb Brick And Flint Barn Conversion
- Lovely Sitting Room With Woodburner
- Fabulous Extended Kitchen Breakfast Room
- Dining Hall
- Three Generous Bedrooms
- En Suite And Family Bathroom
- Stunning Part Walled Gardens
- Oil Fired Central Heating
- Off Road Parking

The brick and flint barn has retained original character from the exposed weathered beams to the walled garden and the current owners were drawn to it by the quiet yet not isolated location and single storey living accommodation. With no stairs to worry about, this home is accessible for all members of the family, making everyday life straightforward. With the improvements they have made, the owners will be sad to leave this friendly village, and their lovely neighbours but especially the home they have created, offering an atmosphere as settled and relaxed as it is luxurious and easy to maintain.

Step Inside

As soon as you arrive in the wonderfully bright, spacious hallway you notice the warm and soothing palette contributing to the calm atmosphere of this home. This main hallway leads to a large triple aspect living room with stunning fireplace hosting the wood burner and handsome oak mantle. A bright room even on a dull day, this is the go-to place for winter warmups by the fire. Next to the living room is the cleverly extended kitchen/ breakfast/utility room with vaulted ceiling, roof lights and space for a large table if needed plus French doors to the terrace, making dining outside easy, straight from the oven to the table. Also from the hallway you reach the stylish family shower room, renovated by the current owners. A partitioned section brings the dining room in - rather than this room being closed off and largely unused it is just a short hop from the kitchen and an ideal space to read the paper in the morning with its large east facing window. Bedroom three with large window and views over the rear gardens is also off the main entrance hall. An internal hallway then leads to the dual aspect principal bedroom with a beautifully crafted wall of wardrobes. Whatever your style, these wardrobes blend with any décor and will stand the test of time, bringing practicality along with warmth to the room. A further bedroom with chic ensuite completes the accommodation so there is plenty of room for family and friends to stay and versatility in how you wish to purpose the rooms.





KEY FEATURES

Room For Imagination

Both the smaller bedroom and the dining room could be multifunctional spaces allowing room for endless possibilities - here you could have desk turned vanity unit and sofa morphing to bed making this a work from home office and spare room, ready for last minute sleepovers. Life can evolve here with rooms leaning into new territories as children grow up making them adaptable to your own lifestyle. The current owners did exactly this, replacing an existing conservatory at the rear of the property with an extension to the kitchen creating a wonderful adaptable space, whether eating, chatting to the cook or using as a utility area when guests are not around.

Step Outside

The home is set well back from the road on a huge, shared driveway serving five properties and this has recently been replaced, so no maintenance will be required for some time. There is ample parking for guests here and you could also remove a section of fence at the side of the barn to create a carport and extra parking if needed. The gardens to the rear are partly walled giving a heritage feel, with copious shrubs, borders of perennials and a lovely floral display. Fruit trees add to the scene with apple, cherry and even peach trees yielding fruit – think apple crumble, and cherry jam, great country staples. The French doors from the breakfast room lead to a large, sheltered alfresco dining area with space for eating as well as just relaxing with a glass of wine on a summer evening. The terrace runs along the house offering multiple choices for chasing the sun or finding secluded shade. The delightful gardens are wonderfully private, and the owners enjoy the visiting birdlife including woodpeckers in this secluded spot.

On The Doorstep

The house is located on a quiet, no through road in the small village of Ickburgh which is in the heart of the Breckland region, situated at the midpoint between Kings Lynn, Bury St Edmunds and Norwich. Wonderful country walks can be taken straight from the house with a huge choice of landscape to enjoy. For local amenities, the thriving village of Mundford is in walking distance., perfect for an evening summer stroll and a drink without using the car. Mundford also has a village shop with a butcher's counter and post office, a local pub, fish and chip shop and local cricket and football clubs. There is also an active community centre with many clubs and groups, a playgroup and primary school.





















INFORMATION



How Far Is It To....

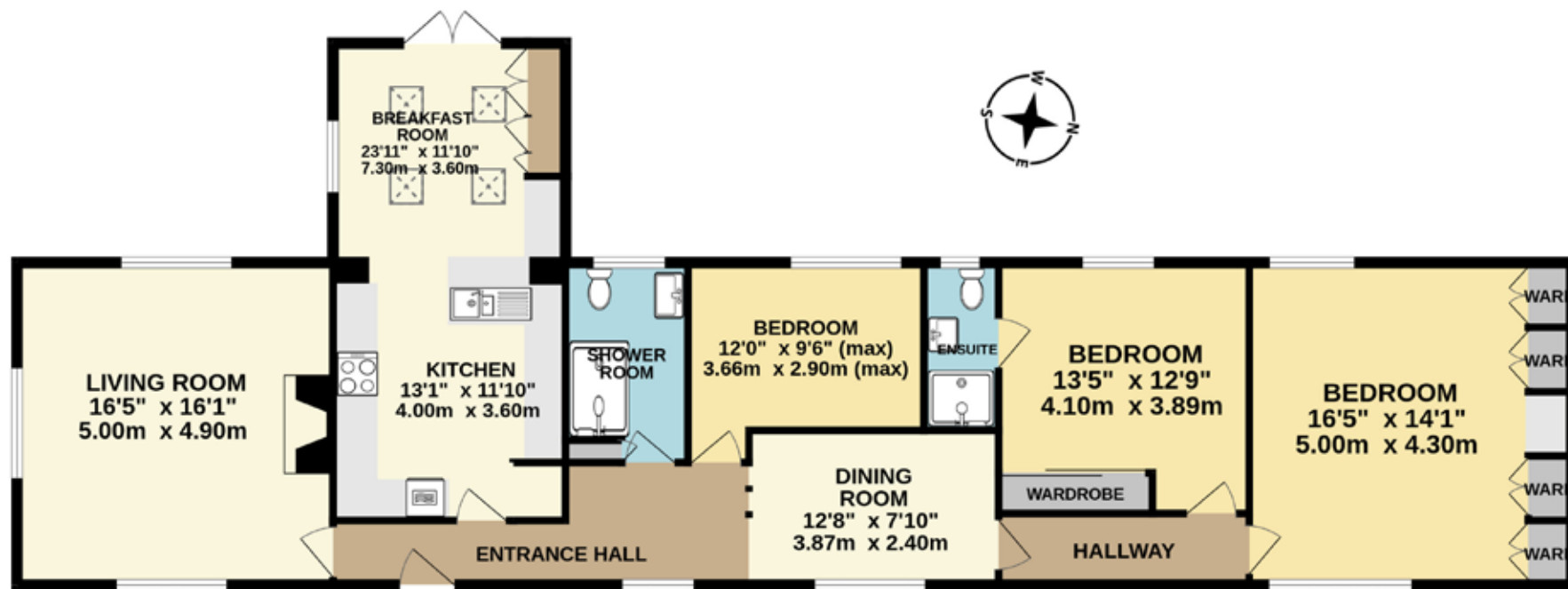
For those that enjoy nature, the River Wissey is on your doorstep with access to the weir which leads down to the popular Lynford Lakes and Lynford Aboretum, a great haunt for birdwatching. High Lodge Forest Centre is close by too, offering scenic walks, woodland cycling routes, a great wild play area, children's activity trails, BBQs to hire and forest segways. Every summer you can enjoy live music concerts here, a fantastic opportunity to see big name performers within the stunning backdrop of the forest. The close by Desert Rats Memorial provides interest for history lovers with a life size tank in situ. Brandon and Swaffham offer further amenities, and Thetford is only 20 minutes away with regular trains to Norwich and Cambridge and onto the Midlands. The main A11 is a 15-minute drive from the property for journeys to Norwich and London, convenient for commuters.

What Three Words Location

Every 3-metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... What 3 Words Location [/////pairings.prayers.strutting](https://www.what3words.com/pairings/prayers.strutting)

Services, District Council and Tenure

Oil Fired Central Heating
Mains Electricity, Water and Drainage
Broadband Available – Current provider is Sky but please check www.openreach.com/fibre-checker for other providers
Mobile Phone Reception - varies depending on network provider Please see www.ofcom.org.uk to check
Breckland District Council – Band C
Tenure: Freehold

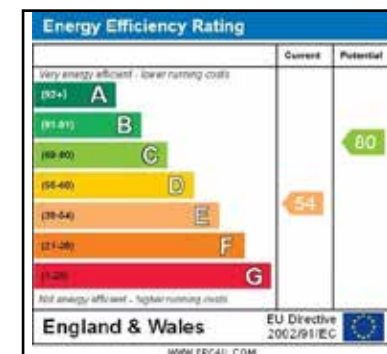


TOTAL FLOOR AREA (approx.)

Accommodation: 1453 sq.ft (135.0 sq.m)

Measurements are approximate. Not to scale. Illustrative purposes only.

Produced for Fine & Country Estate Agent.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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