



- Modern Detached Four Double Bedroom Private Equestrian Home
- Superb Open-Plan Kitchen/Dining/Family Room and Spacious Lounge
- Two Timber Stables and Adjoining Tack Room, Lean-to Hay Barn, Further Barn and Workshop
 - Ample Off-Road Parking with Space for a Horse Box/Trailer
- Mainly Level Post and Railed Paddock Grazing ● Accessible Location

REF AR8678

GENERAL AND SITUATION

Approximate Distances:

Downham Market 3.5 miles • Wisbech 9.5 miles • King's Lynn 15 miles
Ely 18 miles • Cambridge 35 miles

A four double bedroom detached modern home set in approx. 2.5 acres, ideal for equestrian use having two timber stables and adjoining tack room, lean to hay barn, further barn and workshop, with ample off road parking including space for trailer/ horse box.

This beautiful lifestyle home is beautifully presented and ready to move into, only having being built approximately four years ago.

Barroway Drove is a small Fenland village to the west of Downham Market and the Great River Ouse, in an area of productive farmland. Downham Market offers a good range of local shops and amenities, including a doctor's surgery, and there is a choice of both state and private schooling available nearby. There are excellent road links for commuters, and Downham Market provides rail links across Cambridgeshire, as well as London's Kings Cross.

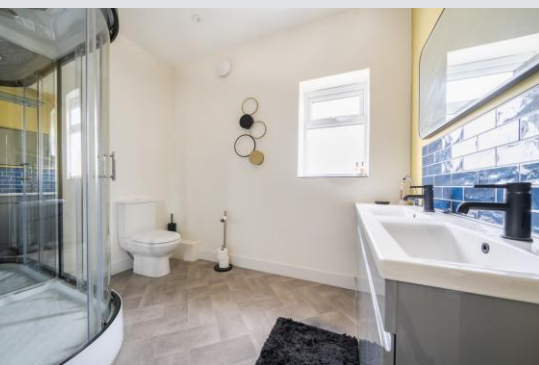
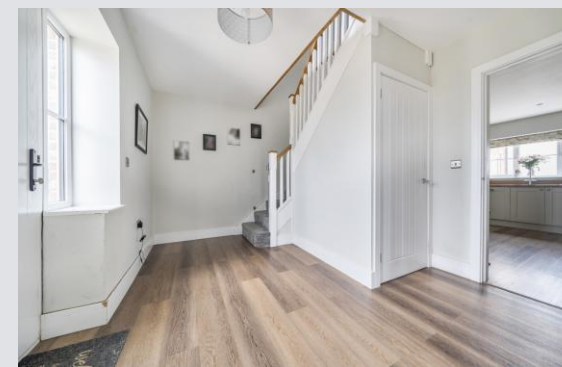
THE RESIDENCE

A well-presented modern, detached family home with cctv, lpg gas central heating and uPVC double glazing throughout. The accommodation in brief is as follows, please refer to the floorplans for approximate room sizes.

The front door, accessed via external steps, leads into the welcoming **Reception Hallway**, which has an understairs storage cupboard, laminate flooring and stairs rising to the first floor. Doors lead off to the **Lounge** and to the open-plan **Kitchen/Dining/Family Room**. The **Lounge** is a lovely light, airy and spacious reception room with front and rear aspect windows and double doors opening out onto the tiered rear patio. A brick-built fireplace recess (no fire in-situ) has a wooden mantle over and stone tiled hearth.

The open plan **Kitchen/Dining/Family Room** is a roomy social space for all the family to meet, a real hub of this home. The **Kitchen Area** is fitted with a range of contemporary wall and base mounted units with solid wooden work surfaces and has a one and a half bowl sink with mixer tap and additional boiling water tap. There are integral appliances comprising dishwasher, eye level double oven/grill, 5 ring gas hob with extractor over, larder style cupboard, double fridge and freezer, central island/breakfast bar with quartz worktop with storage cupboards and wine cooler below. The **Family Area** has tri-folding doors to the rear patio and a window to the rear. The laminate flooring from the hallway continues throughout the kitchen/dining/family room.

A door leads off to the **Utility Room/Boot Room** which has a front aspect window, heated towel rail, a further range of wall and base mounted units with wooden work surfaces, a single drainer stainless steel sink unit with mixer tap, space and plumbing for a washing machine and space for tumble drier, plus room for one further appliance and the wall-mounted lpg boiler. The laminate flooring continues through and there is part wooden panelling to the walls. There is a door to outside, and a door off to a **Shower Room**, which has a double shower cubicle, WC and wash hand basin with vanity below, a heated towel rail, aqua style boarding to walls, vinyl style floor covering and an extractor fan.





To the first floor the **Landing** has a front window, a tank and airing cupboard and doors off to the **Four Double Bedrooms**. The **Principal Bedroom** has rear aspect window, tv point and door leading to an **Ensuite** with a shower cubicle, twin wash hand basins with vanity below and a WC. There is spot lighting to the ceiling, an extractor fan, heated towel rail, window and vinyl style floor covering.

The **Three Further Bedrooms** all have a window, tv point and laminate style flooring, whilst the **Family Bathroom** comprises a paneled bath, shower cubicle, wash hand basin with vanity and WC. There is spot lighting to the ceiling, an extractor fan, heated towel rail, part aqua boarded walls, and vinyl style floor covering.



OUTSIDE, OUTBUILDINGS & LAND

To the front of the residence a gravelled driveway provides off-road parking for a number of vehicles. To the right-hand side of the house there is a five-bar gate giving access to the rear of the property and equestrian facilities beyond. There is space here to park a horsebox or trailer if required.

Directly to the rear of the property is a paved and tiered patio with steps, with a brick-built fire pit on the lower level, and pleasant lawned gardens.

The **Equestrian Facilities** and **Grazing Land** are located beyond the garden and comprise the following with approximate sizes:

Timber Stable Block with Tack Room to one end, set on a concrete base and benefiting from power and lighting, with **Two Stables** each approx. 12' x 12' (3.6m x 3.6m) and a **Tack Room** approx. 12' x 6' (3.6m x 1.8m), with a concrete yard area to the front, overhang and hard-standing beyond.

Lean-To Hay Store

Barn c. 6.9m x 2.6m (22'8 x 8'6) (no hard floor)

Shed/Workshop c. 5.9m x 3m (19'4 x 9'10)

Muck Heap Recess

The **Grazing Land** is predominantly flat and has post and rail fencing to the boundary.



IN ALL APPROX. 2.5 ACRES
(About 1 Hectare)

RURAL SCENE
Equestrian | Smallholdings | Residential | Farms | Lifestyle

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VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

BOROUGH COUNCIL OF KING'S LYNN & WEST NORFOLK

SERVICES

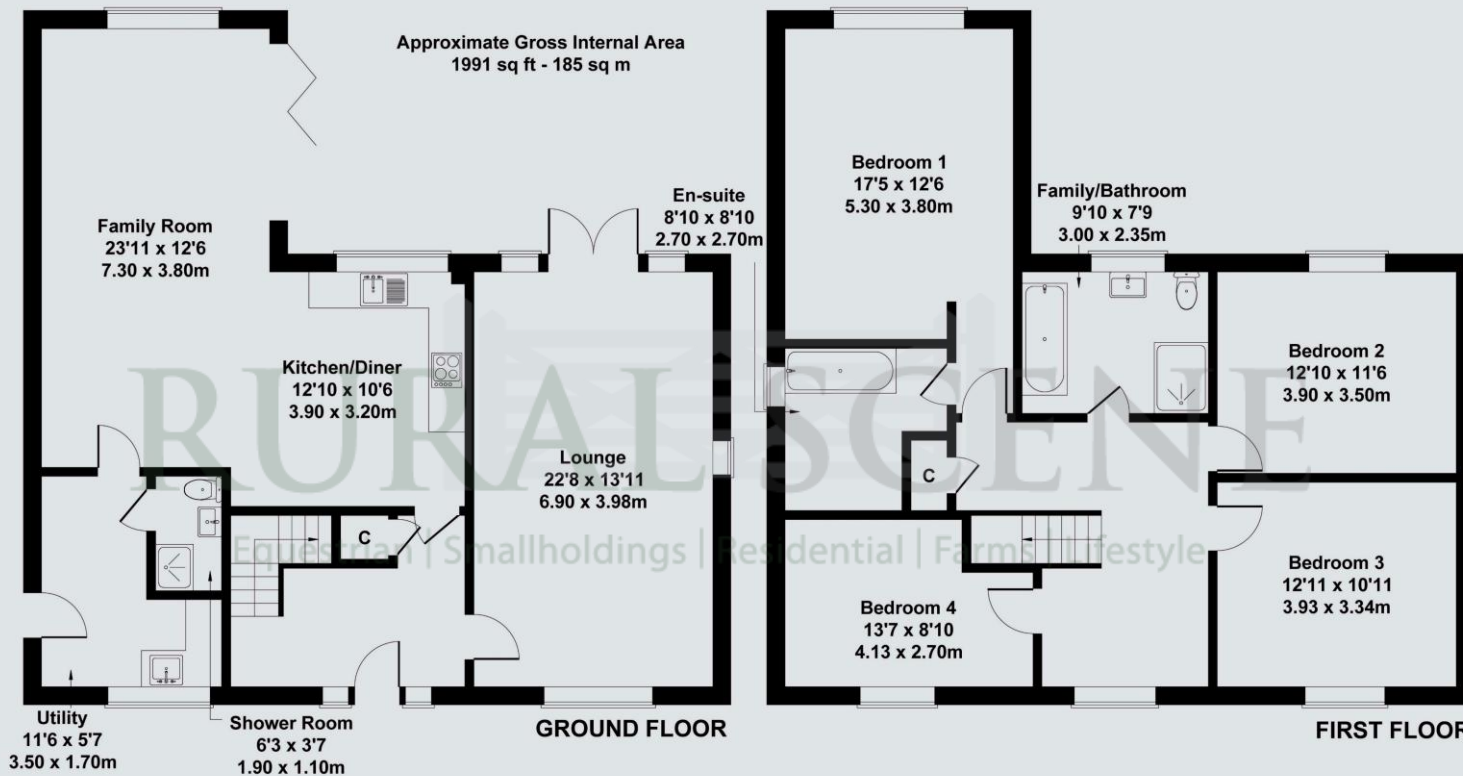
MAINS ELECTRICITY, MAINS WATER, MAINS DRAINAGE, LPG GAS-FIRED CENTRAL HEATING, TELEPHONE and BROADBAND (connected and available subject to normal transfer regulations)

TENURE Freehold ENERGY RATING C COUNCIL TAX E

DIRECTIONS

From the A1122 Downham Road, proceed straight onto Outwell Road, then turn right onto Barroway Drove. Continue along this road and the property will be found on the left-hand side. There is no For Sale board.

what3words ///direction.squirts.rational



Not to Scale. Produced by The Plan Portal 2026
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