



Hall Farm Barn
Walton Road | East Winch | Norfolk | PE32 1HH

 FINE & COUNTRY

A BARN TO DELIGHT



This wonderful light-filled single-storey barn conversion, built of mellow Norfolk brick and warm carrstone, stands along a quiet rewilded lane in the village of East Winch and looks out across its own gardens and spinney to open fields beyond.



KEY FEATURES

- A Charming Brick and Carrstone Converted Barn in the Village of East Winch
- Single-Storey Living with Vaulted Ceilings and Exposed Beams
- Three Bedrooms, Two En-Suites and a Family Bathroom
- Soaring Beamed Living Room with Feature Fireplace and Wood Burning Stove
- Versatile Study or Fourth Bedroom
- Flagstone Farmhouse Kitchen and Dining Room with Stable Door to the Garden
- French Doors Opening to the Garden from Principal Rooms
- Landscaped Organic Gardens with Spinney and Wildflower Lawn
- Large Cart Lodge and Separate Enclosed Garage/Workshop/Freezer Store
- Long Gravel Drive - Shared with Neighbouring Property
- Ample Off-Road Parking
- Rural Setting Opposite Norfolk Wildlife Trust SSSI Common
- The Accommodation extends to approximately 1,656 sq.ft
- Energy Rating: D

With flexible single-storey living, generous outbuildings and gardens that back on to open farmland, this is a compelling opportunity to secure a characterful barn in a quiet yet well-connected corner of West Norfolk. Few homes combine this much light and space within easy reach of both coast and city.

Light & Space

When the owners were asked what first drew them to the property, they replied, "We were attracted by the very light and bright barn of brick and carrstone and its roomy cart lodge and garage, plus the garden and spinney backing on to open fields." They moved into the property in 2014, relishing life at a single-storey conversion of traditional Norfolk brick and warm carrstone that had kept its original character intact – soaring vaulted ceilings, exposed timbers, flagstone floors and open fireplaces. It sits along a quiet lane on the edge of East Winch, the ground opening out to field and spinney at the rear. The owners have made few structural alterations, choosing instead to live with the barn much as they found it because it suited their needs. The majority of their energy has gone into the garden, tended organically throughout their ownership.

Room By Room

"A soaring beamed living room with a wood burning stove, French doors to the garden and a super feature fireplace, a fantastic farmhouse kitchen with a stable door opening directly into the garden, and big bedrooms with lots of storage and a lovely big bright family bathroom," the owners said when discussing what was so special about their home. And the layout certainly lives up to the billing. At the heart of the property, the living room rises the full height of the roof, its exposed brick chimney breast climbing through the vaulted ceiling above a wood burning stove, while French doors draw the garden inside. The flagstoned farmhouse kitchen and dining room runs the width of the barn, with room for a range cooker, a butler's sink and a generous table, and a stable door opening straight out to the garden.





KEY FEATURES

Alongside sits a large study, which has been planned for easy conversion into a fourth bedroom. Three double bedrooms line the far end, the principal room enjoying fitted wardrobes, an ensuite and its own French doors to the garden, while a separate shower room and the bright family bathroom complete the accommodation.

So Much To Offer

"The house has an internal 'flow' that everyone loves, and it is always full of light," the owners remarked. The setting is, in their words, "hard-to-match... on a rewilded lane, surrounded by wonderful river and woodland walks and a network of bridleways and footpaths," with the Norfolk Wildlife Trust SSSI common directly opposite and wild ponies and cattle grazing the fields along the lane. For all that seclusion, the barn is far from cut off. "You can be in the city very quickly," they added, mentioning the excellent direct rail connection to Cambridge with all its cultural attractions, and the easy road links to the vibrant county capital of Norwich or the elegant cathedral city of Ely.

Favourite Spaces

"We adore the drawing room with its double doors opening directly on to the garden, the study and the flagstoned farmhouse kitchen," the owners reflected. During their time at the property, the principal bedroom has been another favourite, with "French doors open on to the garden with our own breakfast terrace," and the barn has proved a natural place to gather: "We have enjoyed hosting friends and family for all kinds of meals and celebrations, and everyone loves it here."

The Outside

The gardens have been tended without chemicals throughout. "We have always gardened without chemicals and have well established flower beds as well as some delicious smelling azaleas and lilac." An area of the lawn has been turfed with wildflowers, and the spinney is full of wild garlic in the spring. And given its location, it comes as no surprise that the wildlife is rich in variety. "We have hedgehogs that live in the garden and keep the slugs and snails under control. The garden is full of finches and all kinds of little birds as well as blackbirds in the summer," the owners explained. A flock of bantam hens has been part of the scene too: "We have loved keeping our small flock of hens in the garden and watching the intricacy of their lives as they roam in the flower beds," they said. The long gravel drive at the front is bordered by a grape vine and roses, with a couple of bay trees giving structure, and provides ample parking that opens to a cart lodge with room for two or three cars alongside the log pile and bins, plus a separate enclosed garage the owners use as a workshop, tool shed and home for two freezers. Summer evenings, meanwhile, have been spent "having friends over for suppers outside in the garden, with evening birdsong, the sun going down and the stars coming out."

































INFORMATION



On The Doorstep

"We have met fantastic people in the community here and made great friends," the owners said of village life. Everyday needs are met by a Post Office stores in East Winch and the nearby village of Gayton offers a church, primary school, butcher-and-deli, fish and chip shop, pub, and petrol station, while King's Lynn and Swaffham provide a fuller range of shops and supermarkets. The wider area is rich in things to do, and the owners are enthusiastic about the coast which is a short drive away: "The sea is near with lovely sandy beaches, seals, kayaking and kitesurfing at Brancaster, and sailing at Blakeney, not forgetting the wonderful coastal path walks." Other favourite activities include visits to the weekly markets held in King's Lynn and Swaffham, with regular farmers markets nearby at places such as Creake Abbey. Within easy reach, West Acre Theatre is another favourite as it continues to stage a year-round programme of drama, cinema and concerts. The RSPB reserve at Titchwell on the north coast makes this fine birdwatching country. The owners point to plenty for anyone drawn to history: "ruined abbeys, castles and priories like Castle Acre and Castle Rising abound," while "great country estates like Sandringham, Holkham and Houghton" offer "beautiful houses, deer parks and stunning formal gardens." There are "all kinds of events through the year," they added, from art exhibitions and Christmas markets to country sports, with gyms, yoga classes and village allotments nearby. Dog walking, they said, "is a joy with lots of routes from the house."

How Far Is It To?

Located to the south-east of King's Lynn, East Winch is about 11 miles from the market town of Swaffham, with the A47 close at hand for travel across the rest of the county. The nearest mainline station is at King's Lynn, with a regular service of direct trains to Cambridge (around 51 minutes) and London King's Cross (in as little as 1 hour 43 minutes). Norwich, with its international airport and city amenities, is roughly 39 miles away, a drive of under an hour, while the beaches, marshes and creeks of the north Norfolk coast around Hunstanton and Brancaster are approximately 23 miles distant.

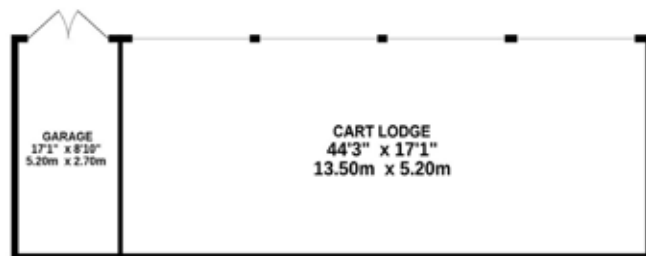
Directions

From King's Lynn, follow the A47 in the direction of Swaffham and Norwich. Continue for approximately 5 miles and on reaching the village of East Winch, turn left into Walton Road. Hall Farm Barn will be found a short distance along on the left-hand side, identified by a Fine & Country For Sale Board.

Services, District Council and Tenure

Oil Central Heating, Propane Gas for Kitchen Oven, Mains Water, Drainage via Septic Tank
Broadband Available - please see www.openreach.com/fibre-checker
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk
Borough Council of King's Lynn & West Norfolk – Council Tax Band E
Freehold

OUTBUILDINGS
907 sq.ft. (84.2 sq.m.) approx.

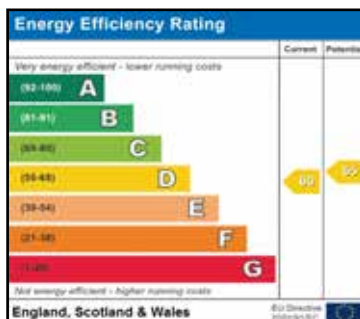


GROUND FLOOR
1656 sq.ft. (153.9 sq.m.) approx.



TOTAL FLOOR AREA : 2563 sq.ft. (238.1 sq.m.) approx.

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