

THE STORY OF

The Old Barn

Swaffham, Norfolk

SOWERBYS



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The Old Barn

131 London Street, Swaffham
PE37 7DW

Offered with No Onward Chain

Secluded Spot on the Edge of Town Centre

Four Piece Family Bathroom, Two En-Suites and Ground Floor WC

Garage and Vast Amount of Off Road Parking

Within Walking Distance of Town Centre Amenities

Underfloor Heating to Ground Floor

Spacious Dual Aspect Sitting Room and Separate Study/Home Office

Stylish and Well-Presented Kitchen/ Diner with Integrated Appliances

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The Old Barn is an attractive four-bedroom detached barn conversion, offering spacious and versatile accommodation in a secluded position on the edge of Swaffham town centre. Combining characterful features with well-presented interiors and practical modern comforts, the property makes an appealing home for families, professionals and those seeking additional space to work from home.

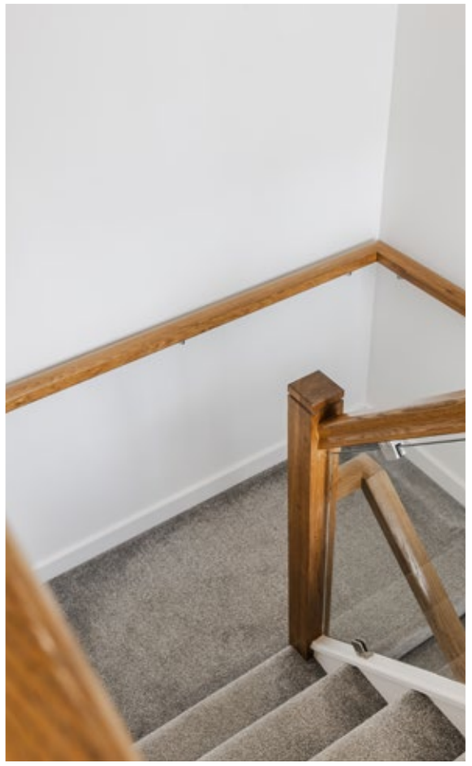
Offered to the market with no onward chain, The Old Barn presents an opportunity to secure a substantial detached home in a convenient yet tucked-away location. Swaffham town centre and its range of shops, cafés, services and everyday amenities are within walking distance, providing the benefits of town living while retaining a welcome sense of privacy.

Internally, the accommodation is thoughtfully arranged to suit a variety of lifestyles, with four bedrooms, three bathrooms and a useful selection of reception and working spaces. The spacious dual-aspect lounge provides a comfortable setting for relaxing or entertaining, with natural light from two sides creating a bright and welcoming atmosphere.

A separate study or home office offers a dedicated space for remote working, with the flexibility to adapt to changing household needs. The stylish kitchen-diner is another highlight, featuring integrated appliances and space for cooking, dining and entertaining. Well presented throughout, the property also benefits from underfloor heating to the ground floor and a useful ground-floor WC.

The four bedrooms provide flexibility for family life, visiting guests or those requiring additional space. The bathroom provision includes a four-piece family bathroom and two en-suite bathrooms, offering added convenience for a busy household.











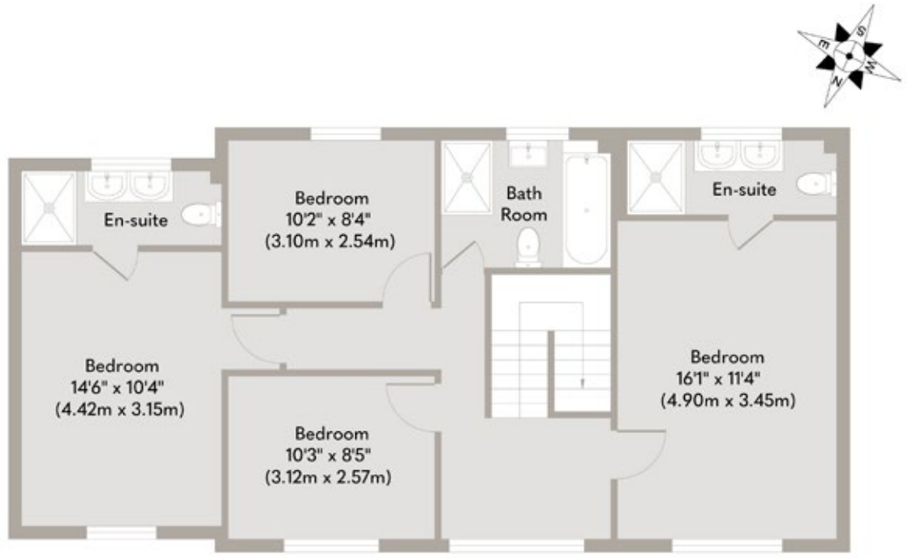












First Floor
Approximate Floor Area
842 sq. ft
(78.24 sq. m)



Ground Floor
Approximate Floor Area
647 sq. ft
(60.07 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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Outside, the property benefits from a garage and extensive off-road parking, ideal for households with multiple vehicles or regular visitors. The secluded setting further enhances the appeal, offering a degree of privacy while remaining close to the town's amenities.

Swaffham is a well-established Norfolk market town with a range of shops, cafés, services and leisure facilities. The property's walkable position provides convenient access to these amenities, making it well suited to buyers seeking a balance of space, privacy and everyday convenience.

Overall, The Old Barn combines characterful barn conversion appeal with four bedrooms, versatile living space and practical features, including a separate study, underfloor heating, a garage and extensive parking. Its secluded setting and proximity to Swaffham town centre make it an appealing prospect for a range of buyers.







Swaffham

AN HISTORIC MARKET TOWN WITH A LINK TO EGYPT...

An historic and thriving market town, Swaffham is situated approximately 15 miles east of King's Lynn and approximately 30 miles from Norwich.

There is an extensive range of local amenities including a Waitrose, Tesco, Asda, further shops, pubs and restaurants, three doctors surgeries and primary, secondary and higher schools together with a variety of leisure and sports activities including an excellent golf club.

The town has an extremely popular Saturday market and many interesting historic buildings including the parish church and 'The Buttercross'.

There's also a town museum which focuses on many different and impressive parts of local history. One key gallery is The Carter Centenary, a chance to learn about Howard Carter, famous for the 1922 discovery of the tomb of Tutankhamun - whose extended family lived in Swaffham.

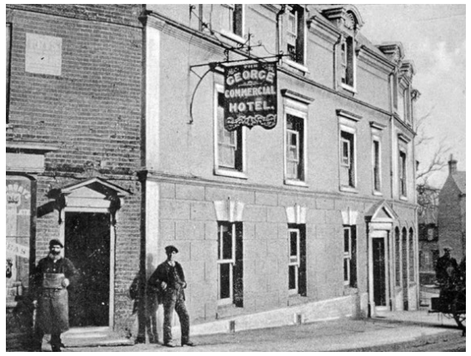
The town offers a great hub for those who wish for a perfect family life. It has a series of schools for different ages, along with being relatively close to other schools including Greshams, Langley Hall and Beeston Hall School

It's also a good base to call home with local activities and entertainment including theatre, open gardens, nature reserves and more.

Swaffham is only around two hours by train to London, with great access to Cambridge and a short journey to Holt, Wells, Brancaster and Burnham Market - as well as the popular little seaside town of Sheringham. Norwich too is quick trip and provides an airport, offering direct flights to Amsterdam.









Note from Sowerbys



"A balance of space, privacy and everyday convenience."

SERVICES CONNECTED

Mains water, electricity and drainage. Air source heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

B. Ref:- 2082-8531-7921-5500-8607

To retrieve the Energy Performance Certificate for this property please visit https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///lemmings.tolls.worms

AGENT'S NOTE

Some images used have been virtually staged using computer generated imagery to show how the property could look once furnished, and are for representative purposes only.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS

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