



The Hatchery
The Green | Boughton | Norfolk | PE33 9AF

LIFE ON THE GREEN



This handsome single-storey barn in traditional Norfolk red brick and flint, is a mere stone's throw from the reed-fringed duck pond on The Green in the sought-after village of Boughton.

With an amazing vaulted open-plan living space that leads through bi-fold doors onto a private walled courtyard garden.



KEY FEATURES

- A Stunning Single Storey Brick and Flint Barn, rebuilt in 2014 in an Exceptional Location close to the Village Pond and The Green
- Situated in a Conservation Area
- Four Bedrooms including Principal with Walk-In Wardrobe and En-Suite
- Family Bathroom, Cloakroom and Utility Room
- Open-Plan Kitchen, Dining and Living Room
- Sunny and Private Courtyard Garden with Clipped Box Hedging
- Terracotta Floors with Underfloor Heating
- Single Attached Garage and Parking for Up to Three Vehicles
- Lawned Garden and Gravelled Drive
- The Accommodation extends to 1,469 sq.ft
- **Energy Rating: Expired - You will need to order a new one**

Originally a 1960s farm building more recently rebuilt to the highest specification, this four-bedroom barn wraps around its own sheltered courtyard and combines practicality with oodles of charm. The village setting has all the ingredients of the classic English scene, with a stunning pond as its focal point, open grass, mature trees and a resident colony of ducks. Few opportunities exist to secure a home of this kind so close to the heart of the village.

The Prettiest of Villages

"When we bought The Hatchery in 2008 it was still part of Hall Farmhouse, and what won us over was the setting – an old barn tucked just back from the pond on The Green in such a pretty village," the owners said when asked what first drew them to the property. The name is a nod to its working past. "The original barn was part of a chicken farm, which is where the name The Hatchery comes from," the owners explained. Boughton itself began as a cluster of Anglo-Saxon farmsteads gathered around a watering place. The pond seen today was probably dug in the early 1800s, following the Boughton Enclosure Act of 1801, to serve the livestock of the village commoners. Once known as Boughton Pit, it sat on common land where animals were tethered until the 1950s before becoming the village green. Hall Farmhouse is named in the borough council's conservation area leaflet as one of the village's important historic buildings. What has made the property so special for its owners is the peaceful location in such a superb village setting, together with the ease of a home that asks very little in the way of upkeep.

Room By Room

At the centre of the home is the kitchen, dining and living room, which is a substantial size and rises to an apex hung with a line of industrial-style pendant lights. The kitchen pairs charcoal Shaker-style cabinetry with oak worktops and glossy black brick-bond tiling. It also has a gas hob beneath a stainless-steel chimney hood, a tall housing for the double oven and microwave, open oak shelving and a fridge freezer flanked by full-height cupboards. An island with breakfast seating separates cooking from dining, and at the far end a sitting area has French doors onto the lawn and a view out to the trees beyond. Glazed doors along the courtyard side fill the room with light, while a cloakroom, utility room and storage cupboard sit close by.





KEY FEATURES

A hallway leads to the bedrooms. The principal bedroom has east-facing French doors, a walk-in wardrobe and an en-suite with a generous shower behind a glass screen, charcoal wall tiles and a vessel basin on an oak-effect vanity. A further bedroom would suit a study equally well. Two more bedrooms flank the family bathroom, and each has its own doors out to the courtyard. The bathroom has a bath with a rainfall shower over, white tiling and a mirrored cabinet above the basin. Oak ledged doors are used throughout. With an en-suite, family bathroom and cloakroom all close at hand, the layout would lend itself well to multigenerational living.

Improvements & Refinements

"In 2014 we carried out a complete rebuild and renovation, creating the home it is today," the owners recalled. The work turned a utilitarian agricultural barn into a well-planned family home that sits comfortably alongside the older houses of The Green.

A Location To Treasure

What sets The Hatchery apart is how little separates it from the green. A walk around the water, a word with neighbours or simply watching the seasons change across the grass becomes part of everyday life. Ringed by houses on all four sides and marked by an oak village sign noted for its design, the green sits where the village's main road meets the old track to the church. The borough council regards the pond as the gem of the village, and it is easy to see why. The house has proved its appeal to a wide range of occupants. "We have let The Hatchery since 2015 and every one of our tenants has loved the open dining, kitchen and living space and the generous size of the rooms," the owners commented. Those well-proportioned rooms are matched by plenty of daylight, with glazed doors in most of them opening onto the garden or courtyard.

Favourite Spaces

"Our favourite room has always been the open-plan kitchen and living room. In the summer we open up all six bi-fold doors and the whole space flows out into the courtyard garden," the owners reflected. It is a room that suits a quiet supper as well as it does a gathering of family and friends.

The Garden

The stone-paved courtyard is edged with low hedging and lit by garden lights after dark, with plenty of room for a table and chairs for dining in the open air. "The courtyard, with its walls all round, gives real private outdoor space," the owners noted. Beyond the barn, a lawned garden runs along the whitewashed flint elevation, with a paved path leading to the French doors of the sitting area. The single attached garage measures 17'9" x 8'8", while the gravelled drive provides parking for up to three vehicles. The driveway to the property is shared.

























INFORMATION



On The Doorstep

Boughton is a picturesque village, with the pond at its centre, regular parish events and its own doctors' surgery, and Downham Market is only about 6 miles away for trains, supermarkets, restaurants and schools. Boughton Surgery is on Chapel Road, a short walk from The Green, and the parish church of All Saints, with its medieval tower, stands to the north of the village. The nearest primary school is All Saints Academy in neighbouring Stoke Ferry. For secondary education there is Downham Market Academy and the Icení Academy in Methwold. Just a few miles away is the National Trust's Oxburgh Hall, a striking moated manor house built in the late 15th century, with the Bedingfeld Arms, a historic free house, beside the green in Oxborough. Nature lovers have Boughton Fen close by. It is a Site of Special Scientific Interest whose tall fen and scrub provide habitat for breeding birds, and the surrounding lanes are well suited to walking and cycling.

How Far Is It To?

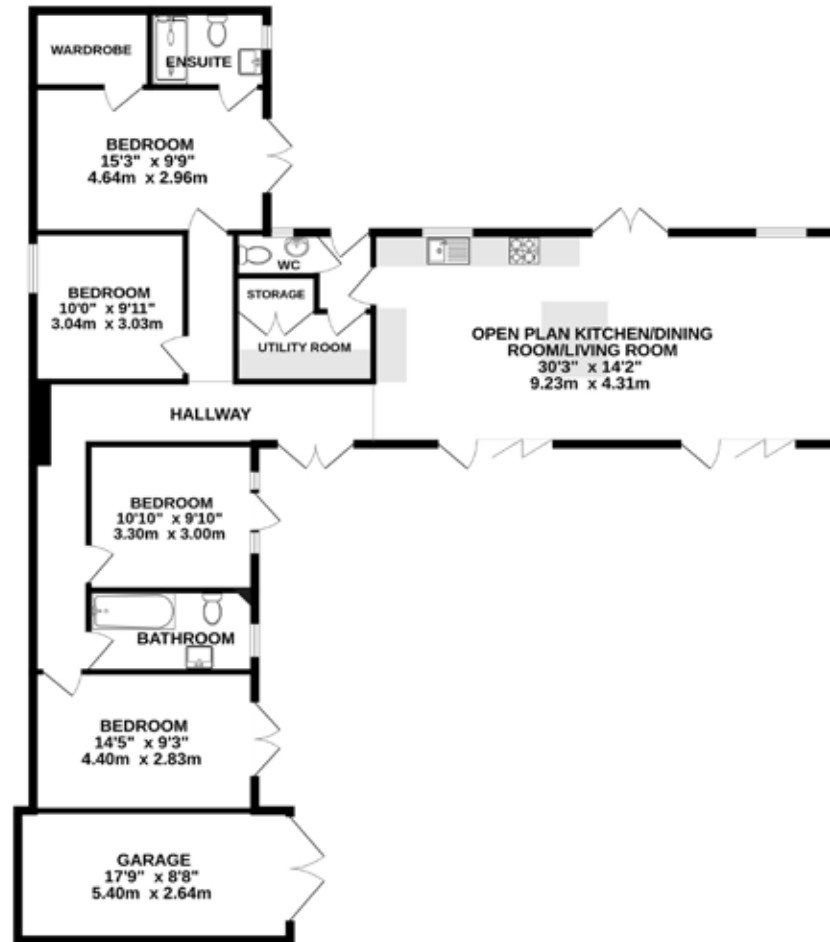
Downham Market is around 11 minutes by car to the west, with a good range of shops, supermarkets and restaurants, while the historic port town of King's Lynn is a 14-mile drive. Downham Market station is on the Fen Line. Its direct Great Northern services reach Cambridge in about 39 minutes and London King's Cross in around 1 hour 30 minutes on the fastest trains, and Brandon station is some 13 miles away by car. The north Norfolk coast is within easy reach, with Hunstanton roughly 28 miles away and Brancaster and Burnham Market a little further afield. Norwich is approximately 40 miles to the east, about an hour by car via the A47. The A134 runs just south of the village, linking King's Lynn with Thetford, and the A10 at Downham Market gives a direct route south to Cambridge.

Directions

From King's Lynn, follow the A134 south towards Thetford, crossing the A1122 at Stradsett and continuing past Wereham. After approximately 11.9 miles, turn left into Gibbet Lane and, after 1.4 miles, at the T-junction with Mill Hill Road, turn right. Follow this into Boughton and, on reaching The Green, the property will be found on the right-hand side opposite the pond in the centre of the village, identified by a Fine & Country For Sale Board.

Services, District Council and Tenure

Oil Central Heating, Mains Water, Mains Drainage
Broadband Available - please see www.openreach.com/fibre-checker
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk
King's Lynn and West Norfolk Borough Council - Council Tax Band: D
Freehold



TOTAL FLOOR AREA: 1469 sq.ft (136.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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