



THE STORY OF

Chalk Barn

Northwold, Norfolk

SOWERBYS



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Chalk Barn

2 Pooly Farm Barns, Thetford Road,
Northwold, Norfolk
IP26 5LS

Elegantly Converted Chalk and Brick Barn

Impressive Open-Plan Kitchen,
Dining and Living Space

Three Double Bedrooms with En-Suites

Stunning Far-Reaching Countryside Views

Exposed Oak Beams and Double-Height Glazing

Study/Utility Room and Ground
Floor Underfloor Heating

Enclosed Lawned Garden with Terrace

Substantial Double Garage and Ample Parking

No Onward Chain

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This beautifully converted chalk and brick barn combines the character of its agricultural past with a stylish, contemporary approach to modern living. Extending to approximately 3,542 sq ft (STMS), the home has an impressive sense of scale, with exposed oak, vaulted ceilings and far-reaching countryside views.

At the heart of the home is an exceptional open-plan kitchen, dining and living space, featuring a substantial island, quartz worktops and integrated NEFF appliances, including twin pyrolytic slide-and-hide ovens. Oak beams and posts add warmth, while extensive glazing floods the space with natural light and frames the surrounding countryside.

A striking double-height section overlooks the garden, with full-height glazing and doors opening onto the terrace and lawn. Underfloor heating runs throughout the ground floor, complemented by a generous study/utility room and WC.

Upstairs, an oak staircase leads to a glass-balustraded mezzanine, with three generous double bedrooms, each benefiting from en-suite facilities. The principal bedroom features a vaulted ceiling, exposed beams, fitted storage and a walk-in dressing area, with an en-suite incorporating a free-standing bath and separate shower.

Outside, the enclosed rear garden is predominantly laid to lawn, with a broad terrace for outdoor dining and entertaining, while open fields beyond create a wonderfully rural backdrop. A gravelled driveway provides generous parking and leads to a substantial detached double garage, measuring approximately 34'6" x 22'6" (STMS), offering excellent storage and potential for alternative uses, subject to the necessary consents.



A beautiful principal bedroom where vaulted ceilings and exposed beams create a real sense of character.





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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Northwold

A PEACEFUL RURAL VILLAGE
WITH HISTORIC CHARM

Northwold is a civil parish in the English county of Norfolk, lying on the edge of the Norfolk Fens and Breckland. Close to Thetford Forest, the rural village offers local shops, traditional pubs, and a welcoming village community.

Approximately 20 miles away, King's Lynn sits on the banks of the River Great Ouse and has been an important centre of trade since the Middle Ages. Its rich history is reflected in the many listed buildings that line the historic quarter, particularly along King Street, once known as "Stockfish Row" and described by Sir John Betjeman as one of the finest walks in England.

With Cambridge, Peterborough, and Norwich all within around an hour's drive, and direct rail services to London King's Cross taking approximately 1 hour 40 minutes, King's Lynn remains popular with commuters and families alike. The town offers a mix of high street retailers, independent restaurants, cultural venues, and leisure attractions, including the Majestic Cinema, the Corn Exchange, and the historic St George's Guildhall.

To the west of the town, elegant Georgian architecture surrounds The Walks, a Grade II listed historic park spanning 17 hectares. Nearby, The Red Mount, once a stopping point for pilgrims travelling to Walsingham, offers views across the surrounding parkland.



Note from Sowerbys



“Substantial detached double garage with excellent potential.”



SERVICES CONNECTED

Mains electricity and water. LPG Central Heating with underfloor heating to ground floor. Marsh treatment plant.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

D. Ref: - 9450-5430-2159-5340-8276

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: ///scribble.rewrites.harps

AGENT'S NOTE

The property is currently tenanted, the pictures used have been digitally edited to remove furniture and may not reflect the current décor of the home. The current tenants would require a notice period should a prospective buyer be found who wishes to take occupancy. The double garage has previously had planning permission for conversion to a self-contained one-bedroom annexe and carport.

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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