



THE STORY OF
6 Bexwell Hall Farm Barns

Bexwell, Norfolk

SOWERBYS



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6 Bexwell Hall Farm Barns

Bexwell Lane, Bexwell, Norfolk
PE38 9LZ

Characterful Barn Conversion

Approximately 3,500 Sq. Ft. of Accommodation

Four Generous Double Bedrooms

Two En-Suites and Family Bathroom

Impressive Principal Suite with Dressing Room

Stunning Kitchen/Breakfast Room with Island

Spacious Sitting Room and Separate Snug

Two Wood-Burning Stoves

Dedicated Study and Utility Room

Private Garden, Field Views and Ample Parking

SOWERBYS KING'S LYNN OFFICE

01553 766741

kingslynn@sowerbys.com





There is something wonderfully compelling about a home whose history remains visible in the very fabric of the building, yet the way it lives feels entirely suited to today. 6 Bexwell Hall Farm Barns achieves that balance beautifully. Generous, characterful and remarkably versatile, this substantial barn conversion pairs soaring timbers, exposed brickwork and impressive proportions with light-filled contemporary spaces designed for everyday life.

The approach immediately establishes a sense of privacy and escape. Set within an attractive collection of converted barns and approached through gated access, the surroundings have a distinctly rural quality, with views extending across the neighbouring countryside. Once inside, the property's scale becomes apparent; at approximately 3,500 sq. ft., there is space in abundance, yet the warmth of the natural finishes prevents it from feeling imposing.

The ground floor is particularly well-suited to the rhythm of modern family life. A generous sitting room provides a wonderful retreat at the end of the day, its substantial exposed timbers framing the room and a wood-burning stove creating a natural focal point. Beyond, the dining room has the proportions to comfortably accommodate larger gatherings, with exposed brickwork and french doors bringing further character and allowing celebrations to spill outside during the warmer months.

The more informal side of the house is equally impressive. The kitchen/breakfast room is beautifully considered, with a central island creating a sociable place for everything from family breakfasts to evenings spent cooking with friends. Contemporary cabinetry and generous preparation space sit comfortably alongside the original structure, while doors open directly onto the garden, making outdoor dining a natural extension of the room in summer.

Flowing from the kitchen is a substantial snug, giving the house another wonderfully relaxed living space. With its own wood-burning stove, this is somewhere made for slower evenings and family time, while the separation from the principal sitting room means different generations can comfortably enjoy the house at the same time. A dedicated utility room keeps the practicalities of everyday life neatly out of sight.

Elsewhere on the ground floor, the study provides a peaceful and inspiring place to work from home. Across the accommodation, glimpses of exposed brick, substantial beams and carefully retained architectural details continually remind you of the building's agricultural origins, without compromising the comfort expected of a modern home.

Upstairs, the character becomes perhaps even more dramatic. Vaulted ceilings reveal the remarkable roof structure, with exposed rafters and beams creating bedrooms of genuine individuality. There are four generous double bedrooms, two with their own en-suite facilities, alongside a family bathroom.

The principal suite is especially impressive, occupying a substantial portion of the first floor and combining a wonderfully spacious bedroom with an en-suite shower room. An adjoining dressing room provides excellent storage and, given its proportions and position off the inner hall, also introduces valuable flexibility as a potential nursery or occasional fifth bedroom if required. The remaining bedrooms continue the same theme of generous proportions and architectural character, with exposed brickwork, timber floors and rooflights bringing texture and natural light.







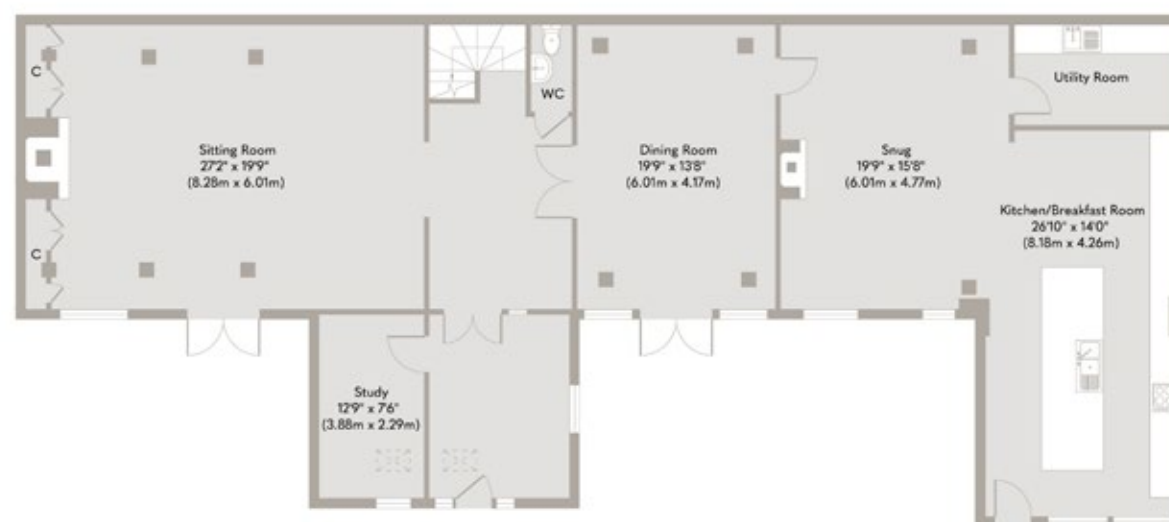
Outside, the garden has been designed with enjoyment rather than constant upkeep in mind. There is ample room for outdoor entertaining, children's games or simply finding a quiet spot from which to enjoy the setting, while the surrounding countryside provides an attractive backdrop and a welcome feeling of openness. Generous off-road parking further complements the scale of the accommodation.

What makes this home particularly special is not simply its size or the quality of its finish, but the choice it offers. There are rooms for gathering and rooms for retreating, spaces for working, entertaining and growing into, all wrapped within the unmistakable character of a traditional Norfolk barn. 6 Bexwell Hall Farm Barns is a home that celebrates its past while offering a wonderfully comfortable and sociable way of life for the years ahead.





First Floor
Approximate Floor Area
1554 sq. ft.
(144.33 sq. m)



Ground Floor
Approximate Floor Area
1968 sq. ft.
(182.82 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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Bexwell

A POPULAR MARKET TOWN WITH
A HUGE COMMUNITY SPIRIT

A small, quiet village, Bexwell is around a mile east of Downham Market.

Dating back to Saxon times and positioned beside the River Great Ouse, Downham Market is one of Norfolk's oldest and most distinctive market towns. Life in Downham Market revolves around its strong sense of community and well-established amenities. The traditional market, held every Friday and Saturday, continues to bring the town centre to life, with stalls offering fresh local produce, plants, baked goods and everyday essentials. Independent cafés such as The Seat Coffee House, The Pantry and Downham Café provide welcoming spots for morning coffee or relaxed lunches, while restaurants including Phansa Thai, Downham Tandoori and Giardini Di Naxos contribute to a varied dining scene. Popular pubs such as The Crown, The Live & Let Live and The Whalebone remain firm favourites for an evening drink or informal meal.

Beyond the centre, the surrounding landscape offers a wealth of outdoor pursuits. Riverside walks along the Great Ouse, quiet Fenland cycling routes and nearby waterways create opportunities for boating, fishing and exploring the countryside. Just a short drive away, Welney Wetland Centre draws visitors throughout the year, particularly during the winter months when the Festival of Swans celebrates the arrival of thousands of migrating birds.

The town also benefits from a mainline railway station with direct services to Cambridge and London King's Cross, while nearby King's Lynn provides a wider range of shopping, leisure facilities and cultural attractions.



Note from Sowerbys



“The kitchen/ breakfast room is beautifully considered, creating a sociable place for everything from family breakfasts to evenings spent with friends.”



SERVICES CONNECTED

Mains electricity and water. Drainage to septic tank. Oil fired central heating and log-burners.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

E. Ref:- 2639-0821-6000-0084-9226

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: ///liked.jumbo.unique

AGENT'S NOTE

A portion of the access is via right-of-way over a shared access private driveway.

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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Registered office 23 Tuesday Market Place, King's Lynn, England, PE30 1JJ

