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THE STORY OF
The Saddlery
Middleton, Norfolk

SOWERBYS



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The Saddlery

6 Hall Farm Barns, Middleton
Norfolk, PE32 1RW

Four-Bedroom Barn Conversion

Approximately 2,024 Sq. Ft. of
Versatile Accommodation

Courtyard Setting Approached via a Private Road

Impressive Sitting Room with Part-Vaulted
Ceiling and Wood-Burning Stove

Spacious Kitchen/Dining Room
Ideal for Entertaining

Ground-Floor Bedroom with Fitted
Storage and En-Suite Shower Room

Three Further Bedrooms Arranged Across
Two Separate First-Floor Areas

Family Bathroom, Additional En-Suite,
Utility Room and Cloakroom

Private Walled Garden with Gated
Parking and Orchard Views

Separate Double Garage and
Adjoining Double Carport

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The Saddlery is a beautifully proportioned barn conversion occupying a tranquil position within Hall Farm Barns. Approached along a private road that passes through the delightful parkland of neighbouring Middleton Hall, and set within characterful courtyard surroundings, the property enjoys a rare sense of seclusion while remaining within easy reach of the historic market town of King's Lynn and the wider Norfolk countryside.

Traditional stone and brick elevations, a warm pantile roof and a walled garden create an immediate sense of place. Inside, approximately 2,024 sq. ft. of accommodation has been thoughtfully arranged for both comfortable everyday living and welcoming visiting family and friends.

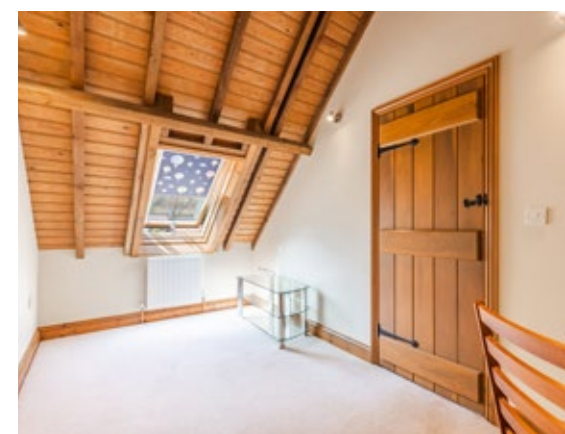
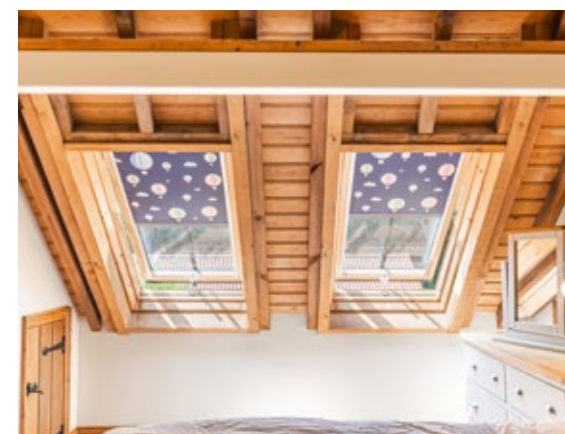
The entrance hall provides a warm introduction to the ground floor, with an adjoining utility room and cloakroom taking care of the practicalities of country living. At the heart of the home is the kitchen/dining room, measuring approximately 18 ft. by 12 ft., with ample space for relaxed meals, conversation and entertaining.

The sitting room is the principal reception space and one of the home's defining features. Extending to almost 26 ft. in length, with a partially vaulted double-height ceiling and a cosy wood-burning stove, it offers generous proportions for several seating areas without losing its sense of warmth or intimacy. Equally suited to quiet evenings, family gatherings and larger occasions, the room also enjoys views towards the gardens, strengthening the connection between the house and its peaceful surroundings.



Our home is private,
peaceful and stylish.





A substantial ground-floor double bedroom, complete with fitted storage and an en-suite shower room, gives the layout exceptional flexibility. It provides comfortable accommodation for guests who would prefer not to use the stairs and could equally serve as the principal bedroom, depending on the needs of its next owners.

The remaining bedrooms are arranged across two separate first-floor sections, creating a welcome degree of privacy when family or friends come to stay. One staircase rises to two well-proportioned bedrooms and the family bathroom. The larger of these rooms measures approximately 15 ft. by 12 ft. while the second could make an inviting bedroom, nursery, dressing room or private study.

At the opposite end of the house, a separate staircase leads to another generous double bedroom with its own en-suite shower room. Measuring approximately 16 ft. by 13 ft. this peaceful room forms a particularly appealing suite for owners or guests.

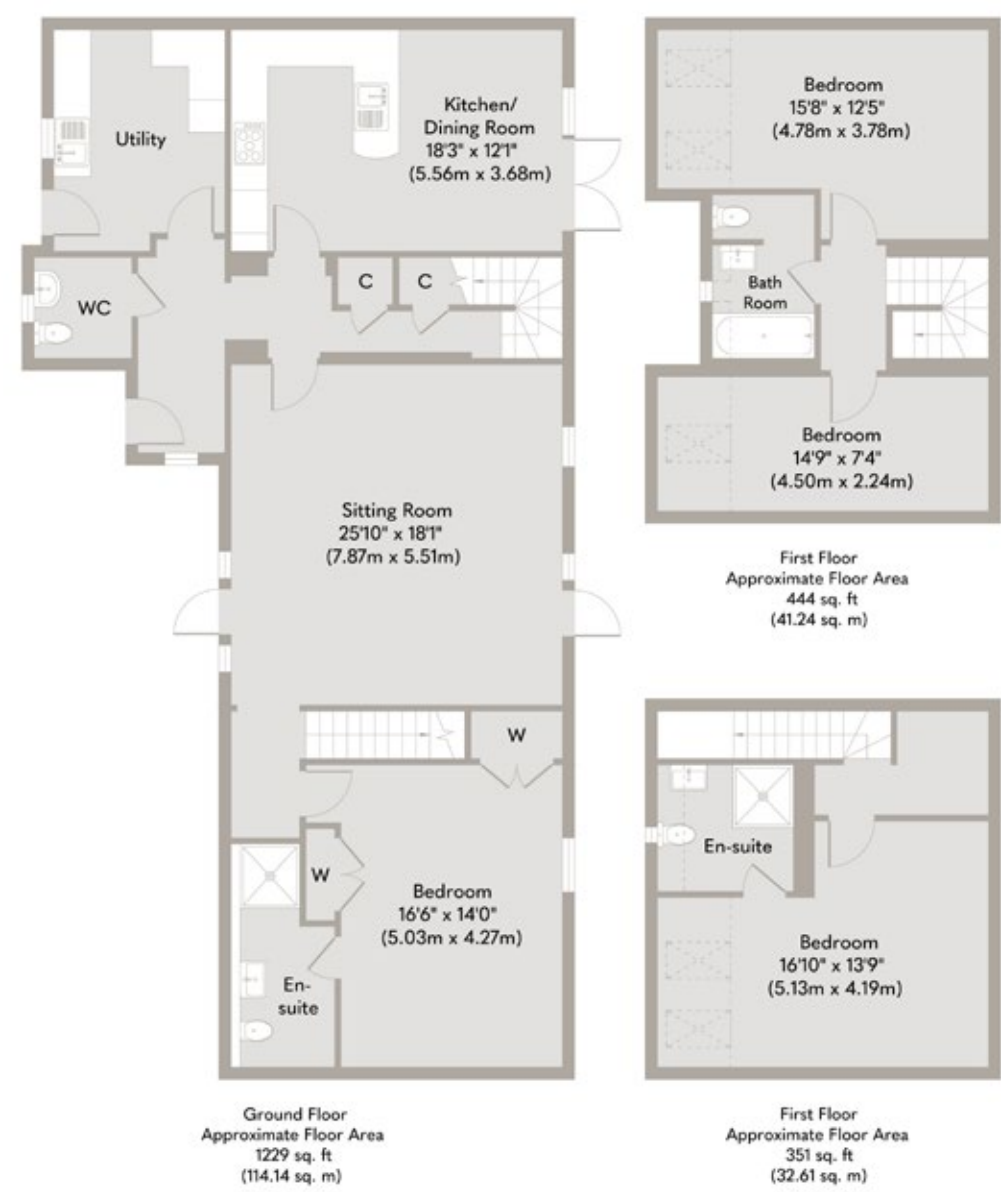
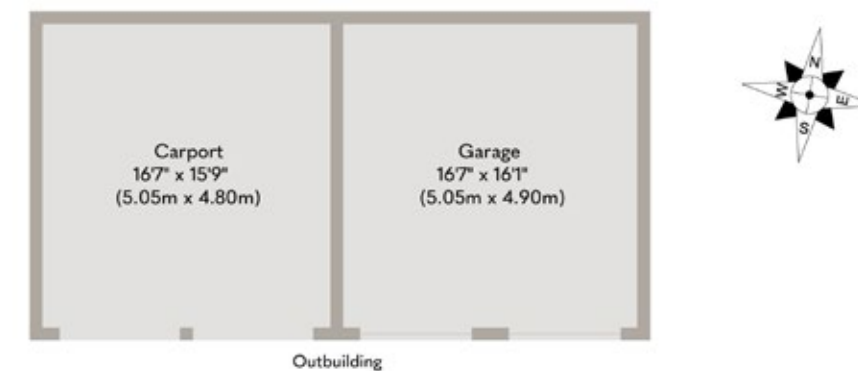
The separation of the sleeping accommodation is one of the house's greatest practical strengths. Bedrooms and bathing facilities at either end allow visitors to enjoy their own space, while the ground-floor suite adds another layer of versatility for multi-generational living.

Outside, the walled front garden feels sheltered and private, complementing the historic character of the surrounding barns while also providing additional gated parking when required.

To the rear, the garden looks towards an orchard belonging to the neighbouring hall, where mature trees create a natural backdrop that changes subtly with the seasons. For the current owners, one of the greatest pleasures has been sitting outside on a summer evening, watching the light move across the landscape and spotting the many varieties of visiting birds.

A separate outbuilding positioned adjacent to The Saddlery provides a double garage and adjoining double carport, offering secure parking, storage and useful space for outdoor equipment.





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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Middleton

VILLAGE LIFE OFFERING SO MUCH MORE...

Village life with a fine selection of amenities. Middleton enjoys its own Golf Club along with a church, restaurant and shop with post office. Sitting just over four miles from the Hanseatic King's Lynn, where a choice of schools, stores and eateries on the quay await.

Perched on the banks of the River Ouse, King's Lynn has been a centre of trade and industry since the Middle Ages, and its rich history is reflected in the many beautiful buildings which still line the historic quarter.

King Street, which runs from Tuesday Market Place to the Custom House, was once known as 'Stockfish Row' for the number of fish merchants that lived there. With a listed building every 26ft, Sir John Betjeman described it as one of the finest walks in England.

With Cambridge, Peterborough and Norwich all within an hour's drive and a direct rail line into London King's Cross arriving in the capital in just 1 hour 40 minutes, King's Lynn continues to attract a growing number of professionals seeking an easy commuter route. It's easy to see the appeal of this central location with a clutch of high street retailers and independent restaurants in the town's Vancouver Centre. The Majestic Cinema and King's Lynn Alive Corn Exchange are the place to catch a film or show, or check out what's on at St George's Guildhall, the UK's largest surviving medieval guildhall, today a vibrant arts centre.



Note from the Vendor



“There’s something wonderfully calming about sitting in the garden on a summer evening, surrounded by nature and watching the ever-changing variety of birdlife.”

SERVICES CONNECTED

Mains water, electricity and drainage . Oil fired central heating and underfloor heating to ground floor.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

C. Ref:- 0360-2863-4680-2206-3545

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: ///ankle.bitter.pylons

AGENT'S NOTE

As the Hall Farm Barns development is within the curtilage of the Grade II Listed Old Hall, all properties are listed by association and planning permission is required for any alterations. There is a restriction for the parking of vehicles on the private driveway unless at the discretion of the management company. This company is owned and run by residents. All property owners have a requirement to pay an equal share for the repair and maintenance of the driveway. Garden land designated for garden use may not be built on.

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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