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Stocks Barn
St. James Road
Castle Acre



A SUPERB FOUR-BEDROOM BARN CONVERSION OUTSIDE THE HISTORIC VILLAGE OF CASTLE ACRE ON A PLOT APPROACHING
 $\frac{3}{4}$ ACRE (STMS)

A SUPERB FOUR-BEDROOM BARN CONVERSION OUTSIDE THE HISTORIC VILLAGE OF CASTLE ACRE ON A PLOT APPROACHING 1 ACRE (STMS)

Stocks Barn, St James Road, Castle Acre, PE32 2BH

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KITCHEN/DINING/LIVING ROOM

This wonderful room provides plenty of space for living dining and cooking with high, vaulted ceiling with beautiful, exposed timbers. The kitchen is fitted with an excellent range of base cupboard and drawer units with solid wood worksurfaces over along with matching wall cabinets and larder units. Fitted appliances include twin ovens, a gas (LPG) hob with extractor over and fridge/freezers. A matching island, with power, provides further storage and workspace along with housing a Butler sink with mixer tap and dishwasher. Wooden flooring extends from the kitchen area through the rest of this impressive room. The living and dining area features a contemporary wood burning stove. Glazed to the southern aspect overlooking the garden with two sets of bi-fold doors opening out onto a decked area and garden beyond.

UTILITY ROOM

A useful room with further storage, second sink unit and plumbing for a washing machine. A glazed door opens to the garden.

SHOWER ROOM

Fitted with suite comprising shower in a cubicle, wc and hand wash basin.

BEDROOM 4/OFFICE

This spacious multi-purpose room is glazed to the front aspect with two doors opening out to the front aspect.





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BEDROOM HALL

This hall, which is glazed to one wall overlooks the courtyard, giving access to three bedrooms and the bathroom. A glazed door opens to the courtyard.

BATHROOM

A stylish bathroom fitted with a bath having a mixer tap and handheld shower, shower in cubicle, wc with concealed cistern and vanity hand was basin. Fitted storage and cupboards. Attractive tiling to floor and walls, velux window.

BEDROOM 1

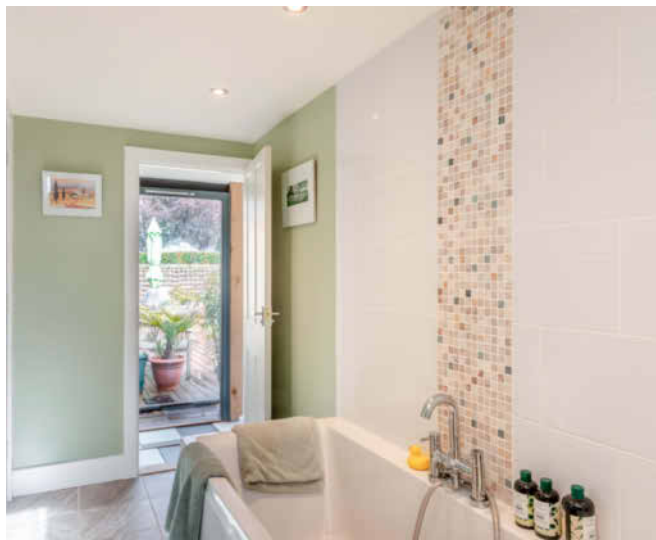
This beautiful double bedroom has a vaulted ceiling with exposed timbers giving character. Glazing to one wall, with central door opening out to the courtyard.

BEDROOM 2

Currently used as an office this room has both a velux window and window to the hall. Vaulted ceiling with exposed timbers.

BEDROOM 3

Another double bedroom with vaulted ceiling and exposed beams along with some exposed flintwork, a velux window along with a window to the hallway allows for plenty of natural light.





EXTERNAL

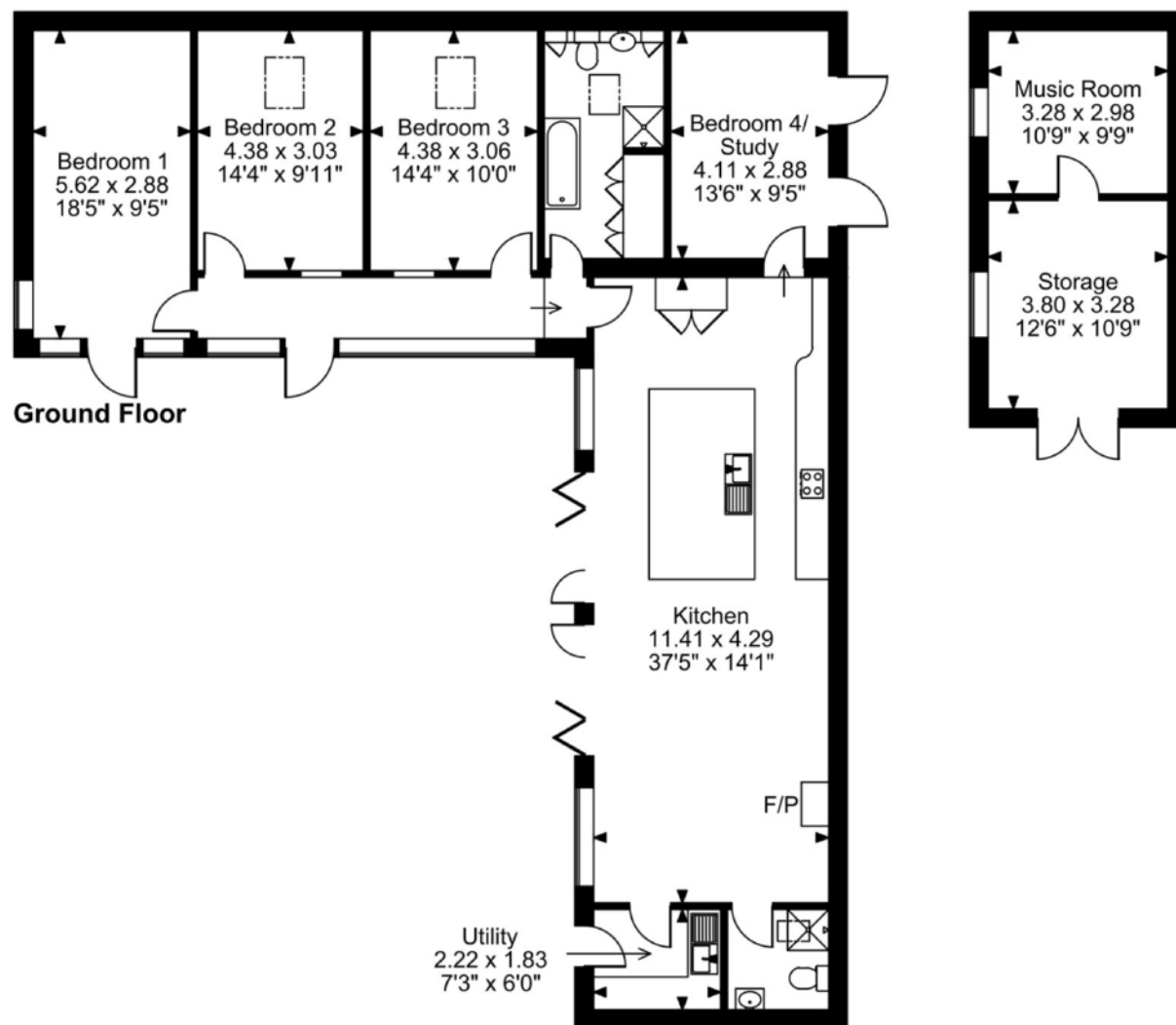
This delightful barn conversion stands outside the village of Castle Acre on a quiet lane from which a five-bar gate opens onto a wide drive which sweeps round to the rear aspect where a generous drive provides plenty of parking. From this drive a gate opens to the charming courtyard style garden which is enclosed by trellis fencing, attractive brick & flint wall and the barn itself.



A central lawn includes a water feature, while a raised deck adjoins the barn. To the opposite side of the drive steps lead up to a higher, lawned area of garden enclosed by stock fencing and offering a view over neighbouring land. This garden continues down to the western aspect of the barn where a further set of five-bar gates open back to St James Road. Also on this side of the barn is a useful storage container and timber building divided to give storage and a music room. In total the gardens and grounds extend to around $\frac{3}{4}$ acre (STMS).



Stocks Barn, St. James Road, Castle Acre, King's Lynn, Norfolk



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The position & size of doors, windows, appliances and other features are approximate only.

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This spacious brick & flint barn was carefully designed and converted by the current owners creating wonderful accommodation around a south facing courtyard with the total plot approaching $\frac{3}{4}$ acre (STMS). This accommodation has been built with modern living in mind, while retaining the character of a period building. Of particular note is the impressive open plan kitchen/dining/living room with its vaulted ceiling having exposed timbers, contemporary kitchen and wood burning stove. This room is glazed to the courtyard garden with two sets of bi-fold doors opening to a deck and the garden beyond. Three of the four double bedrooms are accessed via a hall, again glazed to one wall overlooking the courtyard, while the fourth is accessed from the main living space. Additionally, there is a shower room, bathroom and utility room. Externally a sweeping gravel drive provides plenty of parking, from which a gate opens to the enclosed area of garden alongside the barn and steps lead up to the main area of garden, which is laid to grass. Beyond this garden a footpath leads to the village of Castle Acre.

The historic village of Castle Acre is well known for its castles ruins and Priory both of which are English Heritage sites. the village is well served with an excellent village store and post office, public house, tea room, fish and chip shop, primary school and a playing field. There is a network of footpaths from the village, including the Peddars Way and Rebellion Way. The nearby market town of Swaffham offers further facilities including a Waitrose supermarket.

EPC Rating: D
Council Tax Band: E
Tenure: Freehold

Viewing by appointment with our
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01603 221797

or email select.norwich@sequencehome.co.uk



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