



West Barn, Fakenham
Guide Price £240,000

BELTON DUFFEY



WEST BARN, STAR MEADOW, FAKENHAM, NORFOLK, NR21 9EE

A superb brick and flint barn conversion with open plan living space, 2 bedrooms, car port parking and a south facing sun terrace. No onward chain.

DESCRIPTION

West Barn is a superb brick and flint barn conversion situated in a tucked away yard just a few moments' walk from the centre of the market town of Fakenham. The current owners carried out the conversion of this former workshop barn with a meticulous attention to detail to create characterful upside down accommodation with many traditional barn features such as exposed brick and flint walls, painted tiled floors and a vaulted first floor with exposed roof trusses and ceiling beams. This impressive upstairs open plan kitchen/dining/living room is the real hub of this property which also has French doors opening onto a private south facing sun terrace. Downstairs, the vaulted entrance hallway leads to the 2 bedrooms and a luxury shower room.

Further benefits include double glazed windows and doors throughout, car port parking and a useful outside utility/store.

All of this combine to make West Barn an ideal low maintenance character residence close to amenities or, perhaps, as a second home with holiday lettings potential.

West Barn is being sold with no onward chain.

SITUATION

North Norfolk's largest town, Fakenham is a bustling and lively community ideally located for access to the coast and also for Norwich and King's Lynn. A weekly market transforms the town, bringing in visitors across the region to enjoy a huge array of food, plants, clothing and local produce stalls set around the central market place.

Fakenham offers a diverse range of amenities including bars, restaurants, coffee shops, cinema, bowling alley, supermarkets, furniture and DIY stores plus clothing retailers and a garden centre. There are infant, junior and secondary schools (including 6th form) as well as banks and a large medical centre. Situated on the River Wensum, a wide choice of picturesque walks are available with access to the National Cycle Network. Sports facilities include a fitness centre, golf, squash, tennis, indoor bowls and, not forgetting, Fakenham Racecourse.

ENTRANCE HALL

A partly glazed oak door leads from the car port into the vaulted entrance hall with a staircase leading up to the galleried first floor living accommodation. Understairs storage cupboard housing the hot water cylinder, painted tiled floor, electric radiator and feature walls of exposed brick and flint and reclaimed boards. Door to bedroom 1 and a brick archway to bedroom 2 and the shower room.

BEDROOM 1

3m x 2.83m (9' 10" x 9' 3")

Feature exposed brick and flint wall and a full height window to the front of the property with obscured glass.



BEDROOM 2

3.83m x 2.48m (12' 7" x 8' 2")

Feature exposed brick and flint wall, electric radiator and a window to the front of the property with obscured glass.

SHOWER ROOM

2.54m x 1.78m (8' 4" x 5' 10")

A white suite comprising a shower cubicle with an electric shower, pedestal wash basin and WC. Ceramic floor tiles and partly tiled walls, electric towel radiator and electric underfloor heating, fitted storage display unit, ceiling light tunnel providing natural light and a feature exposed brick and flint wall.

FIRST FLOOR

OPEN PLAN KITCHEN/DINING/LIVING ROOM

6.4m x 5.8m (21' 0" x 19' 0")

Impressive full height light and airy vaulted open plan living space with exposed roof trusses and ceiling beams, 2 roof light windows and double aspect windows to the north and south. Reclaimed pine floorboards, ceiling spotlights. Comprising:

KITCHEN/DINING AREA

A range of contemporary gloss wall and base units with granite worktops and upstands incorporating a one and a half bowl stainless steel sink unit. Integrated appliances including an oven, ceramic hob with a stainless steel extractor hood over, fridge. Oak breakfast bar with space under for stools, ample room for a dining table and chairs.

LIVING AREA

Galleried ballustrade to the entrance hall with room for a sofa and chairs etc, feature exposed brick and flint wall with French doors leading outside to the sun terrace.

OUTSIDE

West Barn is situated at the end of a private lane in a tucked away location yet only a few moments' walk away from Fakenham town centre.

CAR PORT

4.9m x 3.16m (16' 1" x 10' 4")

Accessed directly off Star Yard with parking for a car and doors to the entrance hall and outside utility/store. Outside lighting.

UTILITY/STORE

3.18m x 1.42m (10' 5" x 4' 8")

A useful room with space and plumbing for a washing machine, fitted storage shelves. power and light.

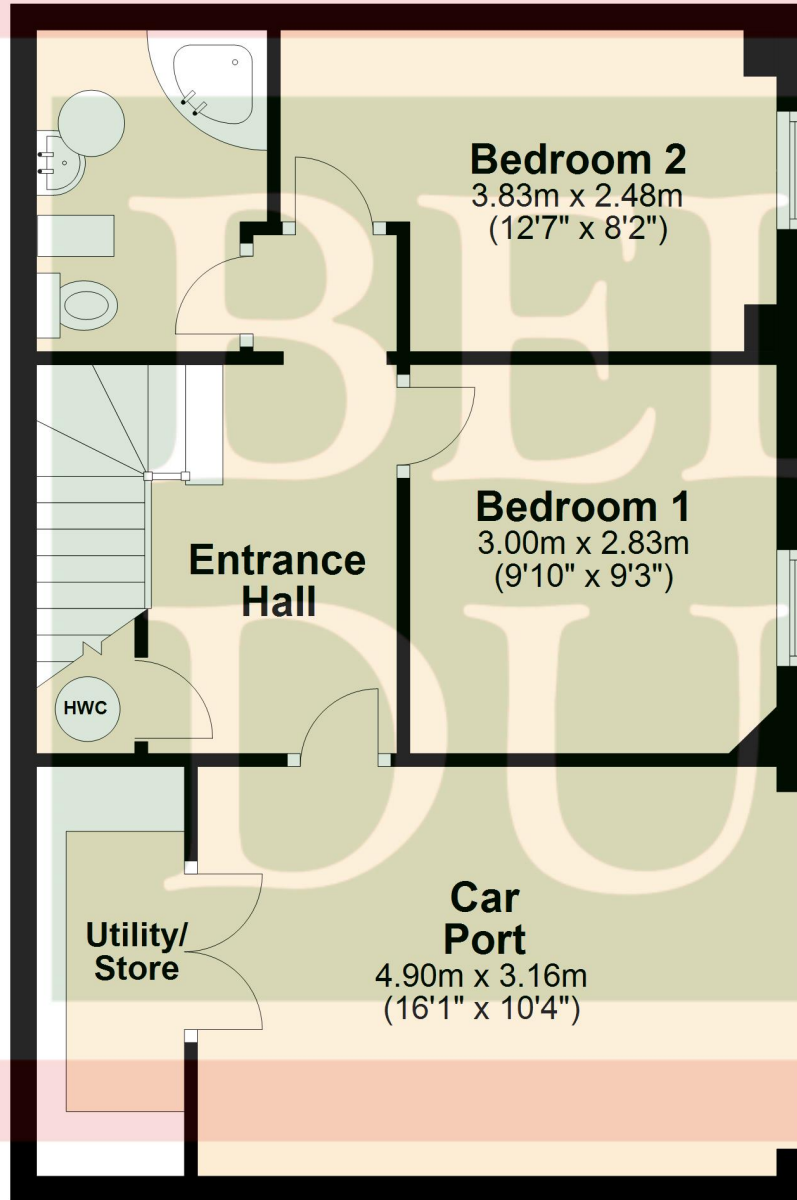
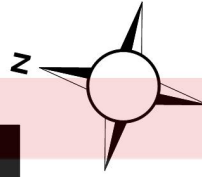
SUN TERRACE

5.71m x 2.48m (18' 9" x 8' 2")

Accessed via French doors from the first floor living area, the south facing sun terrace has an artificial lawn, outside lighting, power points and room for a table and chairs etc.

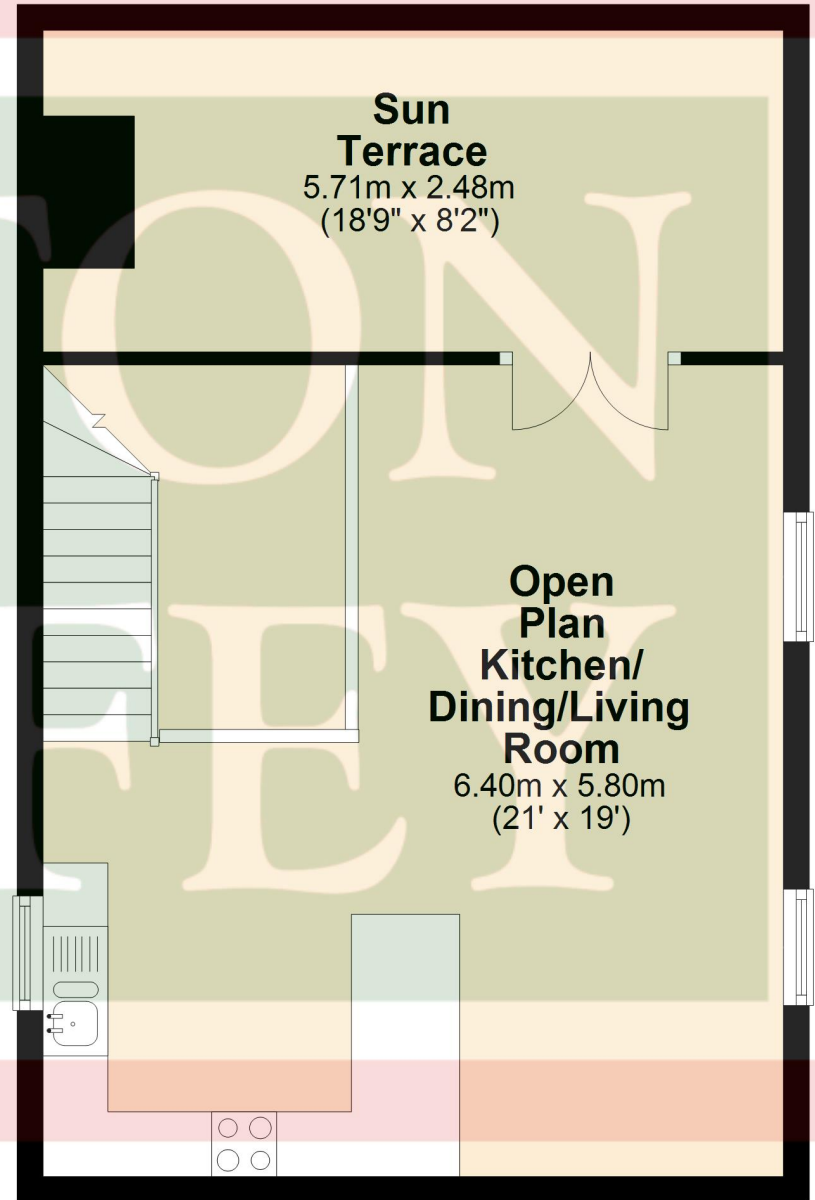
Ground Floor

Approx. 51.9 sq. metres (558.2 sq. feet)



First Floor

Approx. 50.5 sq. metres (543.3 sq. feet)



Total area: approx. 102.3 sq. metres (1101.6 sq. feet)

DIRECTIONS

Proceed out of Fakenham town centre heading north on Oak Street, passing the library on right-hand side. After a few metres you will see a Chinese takeaway on the right and a small entrance opposite on the left. Turn into this lane, Star Meadow, where you will see West Barn situated towards the end on the right-hand side.

OTHER INFORMATION

North Norfolk District Council, Holt Road, Cromer, Norfolk, NR27 9EN. Council Tax Band C.

Mains water, mains drainage and mains electricity. Part electric radiator heating with electric underfloor heating in the shower room(wiring already installed for the fitting of electric radiators throughout, if required). EPC Rating Band E.

TENURE

This property is for sale Freehold.

VIEWING

Strictly by appointment with the agent.





BELTON DUFFEY

12-16 Blackfriars Street,
King's Lynn,
Norfolk, PE30 1NN.
T: 01553 770055
E: info@beltonduffey.com

3 Market Place,
Fakenham,
Norfolk, NR21 9AS.
T: 01328 855899
E: fakenham@beltonduffey.com

26 Staithe Street,
Wells-next-the-Sea,
Norfolk, NR23 1AF.
T: 01328 710666
E: wells@beltonduffey.com

www.beltonduffey.com

IMPORTANT NOTICES: 1. Whilst these particulars have been prepared in good faith to give a fair description of the property, these do not form any part of any offer or contract nor may they be regarded as statements of representation of fact. 2. Belton Duffey have not carried out a detailed survey, nor tested the services, appliances and specific fittings. All measurements or distances given are approximate only. 3. No person in the employment of Belton Duffey has the authority to make or give representation or warranty in respect of this property. Any interested parties must satisfy themselves by inspection or otherwise as to the correctness of any information given.

