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**South Farm Barn**  
 Downham Road  
 Runcton Holme

OIEO £1,000,000

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# South Farm Barn

Runcton Holme, King's Lynn, PE33 0AD

South Farm Barn is a substantial property that offers space and versatility, whilst boasting charming features to really make this a beautiful home. The main house has a bespoke oak kitchen with lots of space plus the addition of an Aga and integrated appliances to blend modern and contemporary living. For added convenience there is a separate utility and cloakroom. The generous layout offers a Living/Dining Room with an inglenook fireplace, a family room, snug with a further inglenook fireplace and a study. The master bedroom has a lovely roll top bath and a separate dressing room plus an en-suite shower room giving plenty of space and privacy. On the upper floor there are 3 further bedrooms one enjoying an en-suite plus a family bathroom.

The annexe leads from the ground floor of the main house offering the opportunity for independent living or just an extension of the home. The annexe has a generous open plan layout with a log burning stove and large patio doors that open onto the garden. The annexe is serviced by a modern wet room and master bedroom.

Outside is an enclosed courtyard garden with a seating area, ornamental beds and an Allison Amour Sphere water feature, with the addition of extensive gardens of approximately 0.5 acres (STMS) and plenty of parking. For outside storage there is not only a double garage but also a generous store room. The options for use are endless and this is certainly a property that needs to be viewed to be appreciated.





- Detached House With A One Bedroom Annexe.
- Bespoke Kitchen With Marble Worktop.
- Living Dining Room With Log Burning Stove Within Inglenook Fireplace.
- Downstairs Master Bedroom With Dressing Area & En-suite
- Family Room, Snug & Study
- Annexe With Bedroom, Wet Room & Open Plan Kitchen/Living/Dining Room
- Double Garage Plus Store Room
- Utility Room & Cloakroom
- Extensive Mature Gardens Plus Enclosed Courtyard & Generous Parking
- 4 Bedrooms 2 En-suites, & Family Bathroom





### Entrance Hall

14' 11" x 12' 10" (4.55m x 3.91m) Double glazed windows to front and side. Oak staircase to first floor. Stone floor. Exposed brick walls.

### Snug

18' 9" x 22' 2" (5.71m x 6.76m) Double glazed windows to front and rear. Exposed brick wall. Wood burner set within brick inglenook fireplace with oak mantle. Beamed ceiling.

### Living/Dining room

19' 6" x 32' 2" (5.94m x 9.80m) Double glazed windows to rear and side. Distressed solid wood flooring. Wooden door to garden. Beamed ceiling. Wood burner set within brick inglenook fireplace with oak mantle.

### Hallway

6' 7" x 11' 11" (2.01m x 3.63m) Two oak doors. Welsh slate flooring. Exposed brick wall.

### Kitchen

23' 10" x 18' 3" (7.26m x 5.56m) Five double glazed windows to side. Fitted with a range of bespoke solid oak base and wall units with marble worktops over. Double butler style sinks with mixer tap. Electric Aga accompanied by an integrated oven, hob and extractor hood. Solid oak island with marble worktop. Integrated condiment fridge. Integrated dishwasher. Spot lights. Welsh slate flooring. Space for fridge freezer.

### Utility Room

6' 5" x 13' 2" (1.96m x 4.01m) Two double glazed windows to front and side. Fitted with a range of bespoke solid oak base units with solid oak worktops. Ceramic sink with mixer tap. Space for washing machine. Welsh slate flooring. Loft hatch.

### Cloakroom

6' 6" x 4' 6" (1.98m x 1.37m) WC. Wash hand basin within vanity unit. Welsh slate flooring.



### Family Room

18' 10" x 15' 0" (5.74m x 4.57m) Double glazed window to front and side. Distressed solid wood flooring. Beamed ceiling. Exposed brick wall.

### Inner Hall

Double glazed windows to side. Distressed solid wood flooring. Loft hatch. Built in Airing Cupboard.

### Study

14' 3" x 9' 6" (4.34m x 2.90m) Double glazed window to side. Distressed solid wood flooring. Beamed ceiling. Door into annexe.

### Lobby

9' 2" x 6' 9" (2.79m x 2.06m) Double glazed window to side. Loft hatch. Beamed ceiling.

### Master Bedroom

20' 2" x 13' 4" (6.15m x 4.06m) Double glazed window to side. Distressed solid wood flooring. Spotlights. Roll top bath with panelled surround. Beamed ceiling.

### Dressing Room

11' 0" x 11' 2" (3.35m x 3.40m) Six fitted double wardrobes. Distressed wood flooring. Spotlights. Double glazed window to side.

### En-suite

11' 8" x 6' 0" (3.56m x 1.83m) Velux window. A three piece suite comprising of double shower cubicle, low level WC, wash hand basin with mixer tap set in a vanity unit with marble surround, wood flooring, tiled walls, spotlights, heated towel rail.

### Galleried Landing

Exposed Brickwork. Double glazed windows to front and rear giving views over the gardens.



### Bedroom 2

12' 9" x 13' 7" (3.89m x 4.14m) Two double glazed windows to rear. Radiator. Exposed timber flooring. Beamed ceiling.

### En-suite

5' 7" x 6' 7" (1.70m x 2.01m) Double glazed window to side. A three piece suit compressing of shower cubicle with tiled surround, WC. Wash hand basin within vanity unit. Exposed floorboards. Spotlights

### Bedroom 3

11' 4" x 15' 2" (3.45m x 4.62m) Double glazed window to rear. Exposed timber floorboards. Radiator. Beamed ceiling.

### Bedroom 4

14' 7" x 8' 9" (4.45m x 2.67m) Double glazed window to rear. Exposed timber floorboards. Radiator.

### Family Bathroom

6' 11" x 11' 0" (2.11m x 3.35m) Double glazed window to front. Shower cubicle. Panelled bath. WC. Tiled walls and floor. Spotlights. Beamed ceiling.

### Annexe

### Living/Dining Room/Kitchen

13' 0" x 39' 11" (3.96m x 12.17m) Double glazed window to garden. Beamed ceiling. Wood burning stove. Wood flooring. Up-lighting set within the floor. Fitted with a range of fitted base and wall units with marble worktop over. Ceramic sink with mixer tap. Integrated oven, hob and extractor hood. Island with marble worktop. Wood flooring. Integrated fridge. Door to garden.

### Bedroom

12' 11" x 9' 6" (3.94m x 2.90m) Double glazed window to garden. Wood flooring. Fitted wardrobes. Spotlights. Beamed ceiling. Velux Window.



### Wetroom

8' 11" x 7' 3" (2.72m x 2.21m) Double shower cubicle. WC. Wash hand basin within vanity unit with marble top. Heated towel rail. Beamed ceiling.

### Outside

### Double Garage

8' 11" x 5' 11" (2.72m x 1.80m) Power & light. Two double doors. Pedestrian door to rear. Floor mounted boiler. Wall and base units offering storage.

### Store Room

8' 07" x 4' 11" (2.62m x 1.50m) Power and light.

### Garden

Extensive mature gardens. Patio seating areas. Green house. Plot in excess of 0.5 acres (STMS). Trees plants and shrubs. Field views

### Courtyard

Enclosed brick weave courtyard with seated area and ornamental flower beds with hedging. Allison Amour water feature.

### Disclaimer

Whilst we have endeavoured to prepare our sales particulars accurately none of the services, appliances or equipment have been tested. A buyer should satisfy themselves on such matters prior to purchase. Any measurements or distances mentioned in these particulars are for guide reference only. If such particulars are fundamental to a purchase, buyers should rely on their own enquiries. All enquiries should be directed to King & Partners in the first instance.