



**The Old Barn, Hillington**  
**Guide Price £1,200,000**

**BELTON DUFFEY**



# THE OLD BARN, LYNN ROAD, HILLINGTON, NORFOLK, PE31 6BJ

A stunning barn conversion complex offering expansive family accommodation with self-contained annexe, garaging, outbuildings and landscaped grounds. No chain.

## DESCRIPTION

The Old Barn represents a rare opportunity to acquire expansive and versatile residential and ancillary accommodation suitable for a wide variety of requirements and lifestyles including those who may wish to run a business from home, those needing staff or dependent relative accommodation and/or space to house multiple vehicles. The high specification includes contemporary metal frame sealed unit double glazed windows, air source heating, 16 PV solar panels on a feed in tariff and mains drainage.

The main barn is a character carrstone conversion with central double height bay giving a light and airy feel to the well appointed accommodation over 2 levels which includes an impressive 11m sitting room, superb family kitchen/dining room with utility and pantry, study, snug and shower room on the ground floor and huge principal suite plus 3 family bedrooms and luxury bathroom on the first floor. The self-contained 2 bedroom annexe adjoins the home office and large gym.

Outside, the 21m garage could house numerous vehicles, or offers scope for conversion (subject to the necessary consents) with extensive driveway parking, and a partly walled south facing landscaped garden to the rear. In all, the gardens and grounds amount to approximately 0.38 acre (subject to survey). Situated on the edge of the Sandringham estate within easy reach of the north Norfolk heritage coast and Kings Lynn, The Old Barn is offered for sale with no onward chain and commands your attention and a personal inspection to fully appreciate the quality and space on offer.

Please note that the property is Curtilage Listed and much of the furniture, fixtures and fittings are available by separate negotiation.

## SITUATION

Hillington is some seven miles or so east of King's Lynn and has its own petrol station/post office/general store, together with the Ffolkes Arms, which is a well-known hostelry. A primary school is available at adjoining Flitcham where there is also a village social club. Hillington lies on the edge of the Royal Sandringham Estate and is conveniently placed for Fakenham, Hunstanton and the picturesque North Norfolk Coast with its various sporting and recreational facilities including golf, swimming, sailing, riding and bird watching. It is set amongst gently rolling, well-wooded countryside which is ideal for walking.

## MAIN HOUSE:

### ENTRANCE HALL

External courtesy lighting, fully glazed front door with side lights lead into the impressive entrance hall of generous proportions and in keeping with the scale of the property, exposed ceiling beams, cloaks hanging cupboard, ceiling recessed downlighters. Open plan to:

### SITTING ROOM

11.34m x 4.43m (37' 2" x 14' 6") A stunning part double height living area, flooded with natural light with full width bi-fold doors to the garden and full height windows over, additional door to rear, door to conservatory. Feature inglenook fireplace with raised tiled hearth and oak bressumer housing cast iron wood burner, exposed beams and brickwork, staircase to galleried landing.

### SNUG

6.00m x 3.44m (19' 8" x 11' 3") A cosy retreat with double doors to rear garden, exposed beams and brickwork.



## **KITCHEN/DINING ROOM**

6.92m x 4.68m (22' 8" x 15' 4") A bespoke multi-aspect family kitchen with fully glazed door and windows to rear and sliding doors to side featuring bespoke light oak units and extensive polished split-level granite worksurfaces including an island work station, twin inset sink units. Fireplace recess housing electric 3 oven 'total control' Aga, fitted dishwasher, space for American style fridge freezer, exposed ceiling beams and rafters, walk-in pantry cupboard.

## **UTILITY ROOM**

Partly glazed door to front, worksurface with inset sink unit, splashback tiling, built in storage cabinets, spaces and plumbing for a washing machine and tumble dryer, exposed beams and brickwork.

## **STUDY**

4.00m x 2.63m (13' 1" x 8' 8") Feature arched window, exposed brickwork and beams, air conditioning unit.

## **GROUND FLOOR SHOWER ROOM**

Feature arched window to front with deep sill, fully tiled walk-in shower cubicle, wall mounted wash basin, concealed cistern WC, built-in cabinet and shelving, exposed brickwork and ceiling beams, shaver socket.

## **CONSERVATORY**

4.50m x 3.77m (14' 9" x 12' 4") An elegant multi-purpose contemporary addition to the property of glazed steel construction, exposed brick and carrstone walls.

## **FIRST FLOOR LANDING**

An attractive galleried landing with glazed balustrade, exposed beams and doors to the 4 upstairs bedrooms and family bathroom.

## **BEDROOM 1**

6.74m x 5.46m (22' 1" x 17' 11") A generous dual aspect principle suite with windows to rear and side, exposed brickwork and beams, air conditioning unit. Open plan to:

## **EN SUITE SHOWER AND DRESSING AREA**

Fully tiled walk-in shower cubicle, extensive vanity unit with raised circular twin sink units, concealed cistern WC, heated towel rail, ceiling recessed downlighters. Walk-in wardrobe/dressing area with fitted shelving and hanging rails.

## **BEDROOM 2**

5.15m x 3.12m (16' 11" x 10' 3") Dual aspect to rear and side, internal stained glass window, exposed brickwork and ceiling beams.

## **BEDROOM 3**

3.75m x 3.20m (12' 4" x 10' 6") Dual aspect to front and side, exposed brickwork and beams.

## **BEDROOM 4**

3.91m x 2.25m (12' 10" x 7' 5") Fully glazed to front elevation, ceiling recessed downlighters.



## **FAMILY BATHROOM**

Window to front with deep tiled sill, suite comprising panelled jacuzzi bath with shower over, vanity unit with inset wash basin, WC, heated towel rail, exposed ceiling beam, ceiling recessed downlighters.

## **ANNEXE:**

### **ANNEXE LOBBY**

Fully glazed door to courtyard, brick display niche. Doors to the cloakroom and snug.

### **ANNEXE CLOAKROOM**

WC and pedestal wash basin, ceiling recessed downlighters.

### **ANNEXE SNUG**

Window to side, exposed ceiling beam. Door to:

### **ANNEXE INNER HALLWAY**

Exposed beam. Doors to the bathroom, bedroom 2 and opening to kitchen/sitting room.

### **ANNEXE KITCHEN/SITTING ROOM**

5.85m x 4.60m (19' 2" x 15' 1") Spacious and versatile space with door and window to side and roof-light window affording additional natural light. Excellent range of floor and wall mounted storage units in attractive shaker styling, extensive worksurfaces with inset sink unit, 4 ring hob with extractor over, fitted oven, fitted dishwasher, space for fridge/freezer, exposed carrstone and brick wall, vaulted ceiling with exposed beams. Door to:

### **ANNEXE BEDROOM 1**

4.60m x 4.30m (15' 1" x 14' 1") Window to side, additional high level window, vaulted ceiling with exposed beams. Sliding door to:

### **ANNEXE BEDROOM 1 EN SUITE**

Fully tiled shower cubicle, vanity unit with inset wash basin, WC, dado panelling, heated towel rail, extractor fan, exposed ceiling beams.

### **ANNEXE BEDROOM 2**

3.54m x 3.01m (11' 7" x 9' 11") Window to side, radiator, exposed ceiling beam.

### **ANNEXE BATHROOM**

Skylight window, panelled bath with shower over, vanity unit with inset wash basin, WC, extensive tiling, dado panelling, heated towel rail, extractor fan, ceiling recessed downlighters.

## **OUTSIDE**

The property is approached via a private driveway leading to extensive gravel courtyard parking and attractive hard landscaped areas providing low maintenance visual amenity and sun trap seating areas. The gardens extend to the side and rear with additional paved terraces and a partly walled rear garden with neat lawn and well planted shrub beds, all enjoying a southerly aspect. In all, the gardens and grounds amount to approximately 0.38 acre (subject to survey).



## **OUTBUILDINGS:**

### **HOME OFFICE**

Fully glazed door to conservatory, skylight window, vaulted ceiling with exposed beams, cupboard housing the electric boiler and hot water cylinder serving the annexe, gym and home office.

### **GYM**

11.89m x 4.60m (39' 0" x 15' 1") High level leaded light and stained glass windows to side, skylight windows, double doors to garden, wood panelling to picture rail level, glass fronted 2 person sauna, vaulted ceiling with exposed beams.

### **STORES**

A range of 3 useful stores.

### **GARAGE**

21.34m x 3.80m (70' 0" x 12' 6") A large 8 bay cart shed equivalent garage with central bay automatic door providing secure parking for a number of vehicles, pitched roof with eaves storage, power and light connected.

### **AGENT'S NOTE**

Please be aware that the seller is unable to provide Building Regulations for the annexe but an indemnity policy paid for by the seller will be offered to the prospective buyer - please ask Belton Duffey for more information.

### **DIRECTIONS**

Proceed out of King's Lynn heading west on Edward Benefer Way (Northern Bypass) and on to Low Road at South Wootton. At the traffics lights, continue straight over into Grimston Road and at the Knights Hill roundabout take the second exit onto the A148. Proceed for approximately 4 miles until you reach Hillington where you will see The Old Barn a little further up on the right-hand side, as indicated by the Belton Duffey 'For Sale' board.

### **OTHER INFORMATION**

Mains water, mains drainage and mains electricity with solar panels. Main House: Air source central heating to radiators. EPC Rating Band D. Annexe: Electric boiler central heating to radiators. EPC Rating Band E.

Borough Council of King's Lynn and West Norfolk, King's Court, Chapel Street, King's Lynn, Norfolk, PE30 1EX. Council Tax Band G.

### **TENURE**

This property is for sale Freehold.

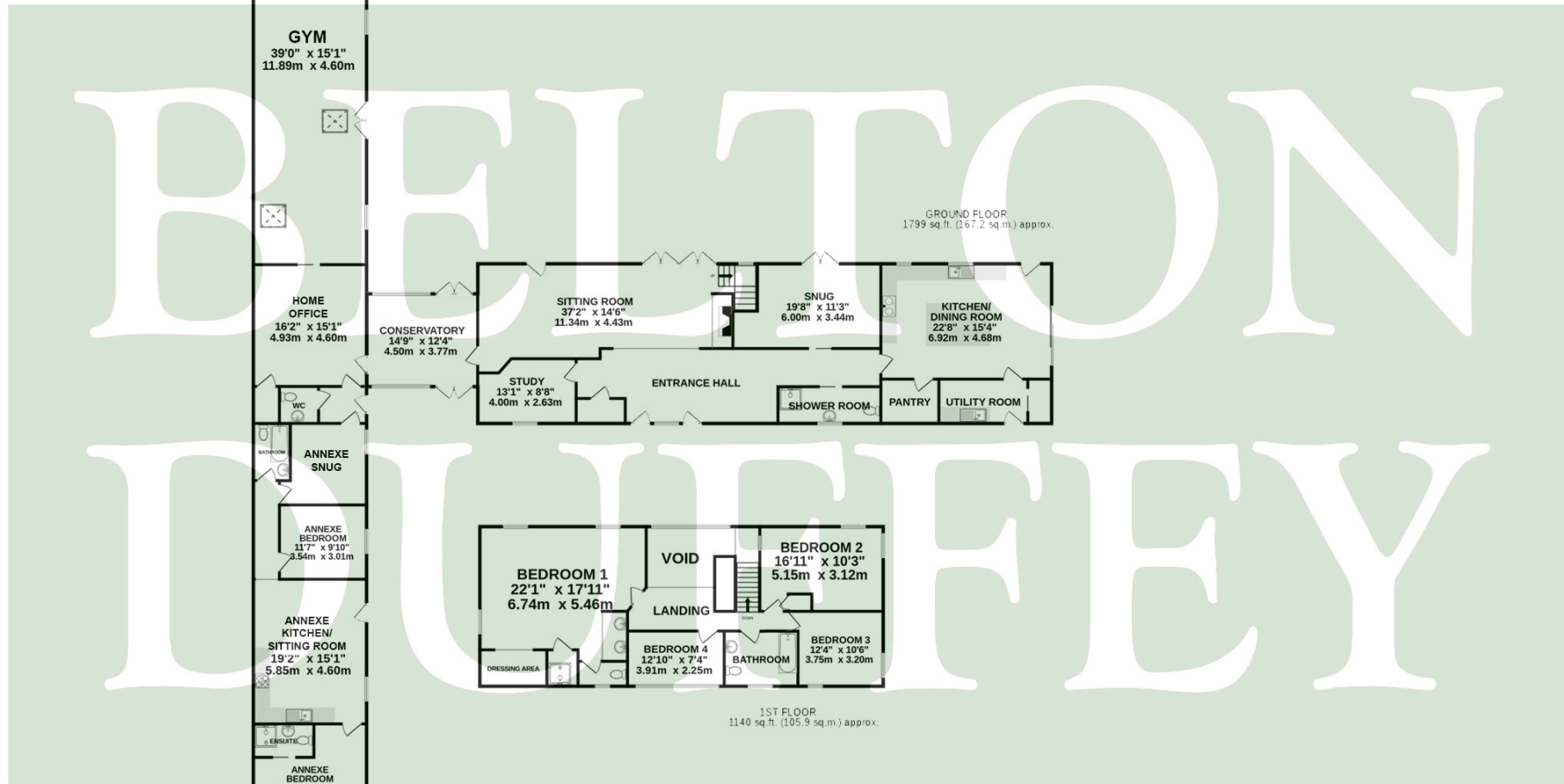
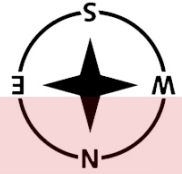
### **VIEWING**

Strictly by appointment with the agent.



# The Old Barn, Lynn Road, Hillington, PE31 6BJ

The Old Barn - TOTAL APPROX. FLOOR AREA 2939 SQ.FT (273 SQ.M.)  
Annexe - TOTAL APPROX. FLOOR AREA 2221 SQ.FT (206 SQ.M.)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plans is for illustrative purposes only and should be used as such by any prospective purchaser. 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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