



NEWSON & BUCK
ESTATE AGENTS

Lower Farm
Church Lane
East Winch
King's Lynn
Norfolk
PE32 1NL

£550,000

A stunning four bedroom barn conversion situated in a secluded countryside setting. The open plan accommodation comprises open plan living space, kitchen diner, utility room, study, ground floor bedroom with en-suite, open landing, master bedroom with en-suite, two further bedrooms and family bathroom. The property further benefits from underfloor heating to the ground floor, garage, carport and stunning view to rear.

- Barn Conversion
- Four Bedrooms
- Two En-Suites
- Open Plan Living
- Stunning Field Views
- Garage & Car Port
- EPC Rating: C



Open Plan Living Area

20' 0" x 34' 4" (6.10m x 10.46m) Max - Solid door to front, double doors to rear, double glazed windows to front and rear, wood burning stove, stairs to first floor and fitted carpet.

Kitchen Diner

10' 10" x 19' 1" (3.30m x 5.82m) Double glazed doors and windows to side, double glazed windows to rear, fitted kitchen with space for ringmaster with extractor above, sink unit, space for American style fridge freezer and tiled flooring.

Utility Room

8' 8" x 5' 2" (2.64m x 1.57m) Oil fired boiler, kitchen units with sink and tiled flooring.

Study

9' 0" x 9' 8" (2.74m x 2.95m) Double glazed window to side and fitted carpet.

Bedroom Four (Ground Floor)

12' 6" x 11' 0" (3.81m x 3.35m) Double glazed window to front and fitted carpet.

Landing

Double glazed windows to front and fitted carpet.

Master Bedroom

12' 9" x 14' 5" (3.89m x 4.39m) Double glazed Velux windows to front, double glazed window to side, radiator and fitted carpet.

En-Suite

7' 0" x 6' 11" (2.13m x 2.11m) Double glazed Velux window to rear, shower enclosure with mixer shower, w/c and sink combination unit, radiator, towel radiator and tiled flooring.

Dressing Room

7' 11" x 7' 0" (2.41m x 2.13m) Double glazed Velux window to rear, radiator and fitted carpet.

Bedroom Two

9' 4" x 14' 4" (2.84m x 4.37m) Double glazed Velux window to front, double glazed window to side, radiator and fitted carpet.

Bedroom Three

7' 0" x 14' 4" (2.13m x 4.37m) Double glazed Velux windows to rear, radiator and fitted carpet.

Bathroom

12' 3" x 6' 5" (3.73m x 1.96m) Double glazed Velux window to front, shower enclosure with mixer shower, panel bath, w/c and sink combination unit, towel radiator, radiator and tiled flooring.

Garage & Carport

Up and over door to front of garage.

Garden

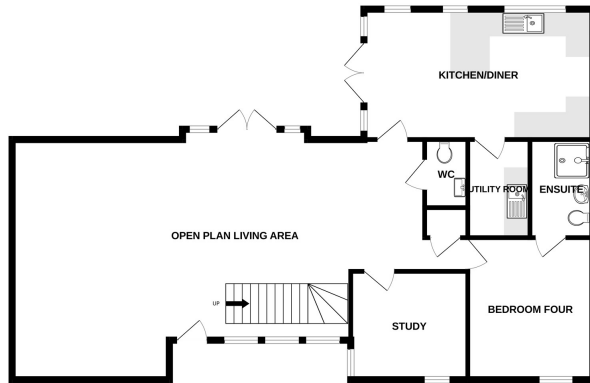
To the rear of the property is an enclosed garden mainly laid to lawn with a large patio area leading from the property.

EPC Rating: C

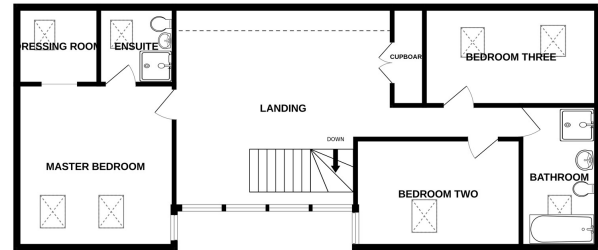
Council Tax Band: TBC



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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18-20 King Street, King's Lynn, Norfolk, PE30 1ES

Tel: 01553 775151 Email: kingslynn@millsopps.com www.millsopps.com