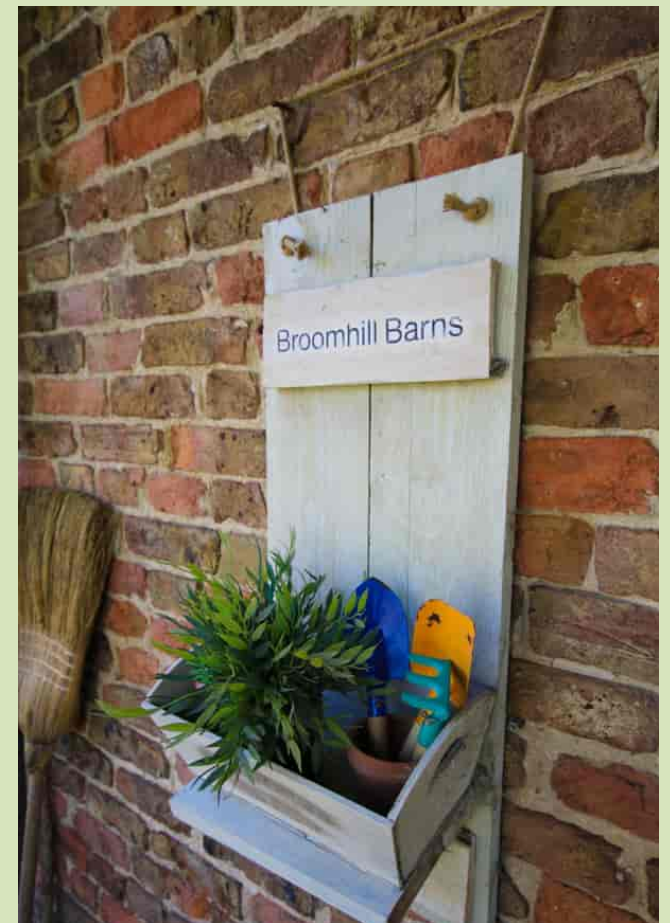




Broomhill Barns, Downham Market
£795,000

BELTON DUFFEY



BROOMHILL BARNs, BRIDLE LANE, DOWNHAM MARKET, NORFOLK, PE38 9QZ

A unique and deceptively spacious fully re-built barn conversion with low energy additions (2700ft² habitable space plus 780ft² boarded loft storage) offering modern open-plan living, 3 double bedrooms and indoor pool, located at the end of a private lane.

DESCRIPTION

Located at the end of a private lane, this unique and deceptively spacious fully re-built barn conversion with low energy additions (approx. 2700 sq. ft.) offers modern open-plan living with 3 double bedrooms, indoor pool, ample parking, roof terrace, established gardens and garage with adjoining open cart lodge.

The property was totally rebuilt in 2016 with later additions to a high specification which include, Nordan HP windows and doors, underfloor heating throughout and smooth ceilings with LED spotlights, outside lighting, 12 solar PV panels, Wallbox EV charger.

The spacious accommodation briefly comprises: entrance hall/office, inner hall, kitchen/breakfast room, utility room/pantry, cloakroom, open-plan reading room/dining room, open-plan garden/family room into sitting room, indoor swimming/spa pool, 3 double bedrooms, 1 en-suite bathroom and a shower room.

Outside, the property has ample car parking for at least 6 vehicles with a garage and attached open cart lodge, gardens to the side and rear with a rooftop terrace.

The Agents strongly recommend an early inspection of this unique residence.

SITUATION

Downham Market is an expanding market town in South West Norfolk offering a wide range of shops, bakeries and leisure facilities, including a Tesco store and swimming pool. There are primary, secondary and high schools. Another valuable asset is its connection on the electrified King's Lynn to King's Cross railway line thus making it ideal for anyone wishing to commute to Ely, Cambridge or London. Downham Market is an historic town, well known locally for its weekly market.

ENTRANCE HALL/OFFICE

5.30m x 3.54m (17' 5" x 11' 7") Nordan front entrance door with glazed side panels, window to side, pool controls, remote for underfloor heating, fuse board (Zone 3), access to rooftop terrace, door to the pool room and door into the inner lobby.

INNER LOBBY

3.59m x 1.89m (11' 9" x 6' 2") Access to the spacious boarded loft (This 48.72m sq. area has potential to convert to further accommodation, subject to the necessary planning permission), doors into bedroom 3 and into the kitchen/breakfast room.

BEDROOM 3

4.15m into window recess x 3.75m (13' 7" into window recess x 12' 4") Split air-conditioning unit (providing both hot and cold), window to front and wood effect laminate floor.



SHOWER ROOM

2.65m into window recess x 2.51m into shower (8' 8" x 8' 3") Low level WC, wash hand basin unit with 2 drawers, mirror fronted cosmetics cupboard with display shelves either side and lighting above, low energy heated chrome towel rail, extractor and frosted window.

Shelved airing cupboard housing the unvented water tank with optimiser/timer.

KITCHEN/BREAKFAST ROOM

6.24m x 3.89m (20' 6" x 12' 9") Fitted worktops with 1.5 bowl stainless steel sink unit and flexible black mixer tap, splashbacks, high gloss cupboards and drawers under, integrated dishwasher, Rangemaster with 5 ring gas hob, gas double and single ovens and grill, extractor over and space for American style fridge freezer.

Feature island with high gloss cupboards under, incorporating a drinks cupboard with lighting and multi coloured plinth lighting. Matching wall cupboards also with lighting, patio door overlooking the side garden and porcelain tiled floor.

UTILITY ROOM/PANTRY

2.49m x 2.09m (8' 2" x 6' 10") Granite effect worktops with stainless steel sink unit and mixer tap, splashback, cupboards under, space for washer/dryer, matching wall cupboards, 'broom' cupboard, door with glazed side panel to side garden.

BEDROOM 2

Vaulted ceiling with 2 oak ceiling beams, feature pendant light, patio doors leading out onto the side garden patio and porcelain tiled floor.

OPEN-PLAN READING/DINING ROOM

9.04m x 3.84m (29' 8" x 12' 7")

READING ROOM AREA

Brick fireplace with multi fuel stove with back boiler linked to thermal store, oak beam, exposed brick recess with shelving, window to side and porcelain tiled floor.

DINING ROOM

Door with glazed side panel to the loggia (a covered log store area), double patio doors to rear garden, feature 3 drop pendant light fitting and spiral staircase to first floor.

CLOAKROOM

Low level WC with concealed cistern, ceramic sink unit with glazed cupboard under and low energy heated chrome towel rail.

OPEN PLAN FAMILY/GARDEN ROOM/SITTING ROOM

12.79m x 5.42m max, narrowing to 3.96m (42' 0" x 17' 9" max, narrowing to 13' 0")



FAMILY/GARDEN ROOM AREA

Full width patio doors with track blinds to rear garden, porcelain tiled floor and step down into the sitting room area.

SITTING ROOM AREA

Flint and brick feature period wall, door to rear garden, Korniche sky light providing an abundance of natural light, frosted window to kitchen, 2 windows to side, porcelain tiled floor and door to pool room.

INDOOR SPA/POOL

5.34m x 5.32m (17' 6" x 17' 5") Tiled and fully insulated pool approx. 5m x 3.2m with underwater lighting, Endless pool pump which provides a current with 52 speed settings, blue light waterfall feature, slotted drain, 4 extraction/de-humidifiers vents, exposed brick wall, tiled walls and door to hall/study.

FIRST FLOOR MASTER BEDROOM

6.62m into window recess x 3.67m (21' 9" x 12' 0") 2 Velux roof lights, deep built-in wardrobe, window to side, airing cupboard housing the thermal store heated by multi fuel burner and air source heat pump, fuse board for Zone 1, wood effect laminate flooring and opening into the en-suite bathroom.

EN-SUITE BATHROOM

2.63m x 2.32m (8' 8" x 7' 7") Corner spa bath with shower attachment, Velux window, low level WC, circular stone hand basin set on an oak worktop with 2 drawers under, low energy heated chrome towel rail, mirror with overhead spotlighting and shelved unit with concealed loft access.

OUTSIDE

The property is approached via a 5 bar-gated access leading into the extensive shingled driveway providing parking for at least 6 cars with various flower and shrub beds and established tress. There is a Wallbox EV charger (7.4kw), outside photocell powered lighting and various outside taps.

GARAGE

4.80m x 4.68m (15' 9" x 15' 4") Double doors to front, power, light, ceramic sink unit with mixer tap, workbench, personal door into the adjoining cart lodge, various shelving and access to the 18m sq. LOFT which is fully boarded with a insulated roof, power, light, shelving and windows at each gable end.

ADJOINING CART LODGE

4.99m x 3.14m (16' 4" x 10' 4") Power and automatic sensor lighting.

The side of the property is a pergola with established grapevine, ideal for al fresco dining and gated access to the side and rear garden. The side garden has shingled areas and a patio , raised flower and shrub borders and Loggia (covered log store 9.5m 1.5m), further outside taps, garden shed and greenhouse.

To the rear of the property is a further patio area, with steps up to the raised lawn with a further seating area at the top. The raised lawn area continues around to the far side of the property where you will find the heat pump, filtration system and pumphouse for the indoor pool and further outside tap.



DIRECTIONS

From King's Lynn proceed south to Downham Market on the A10 for approximately 10 miles where you will see a signpost for Wimbotsham. Turn right, proceed along, passing Wimbotsham and into Downham Market. Bridle Lane will be found just past the garage on the left hand side. Proceed down here and the property will be found as the last house, on the right hand side.

OTHER INFORMATION

Borough Council King's Lynn & West Norfolk, King's Court, Chapel Street, King's Lynn, Norfolk, PE30 1EX. Council Tax Band E.

EPC - C.

Underfloor heating throughout on 3 separately controlled zones.

Multifuel back boiler & air source heat pump linked to 3 thermal stores.

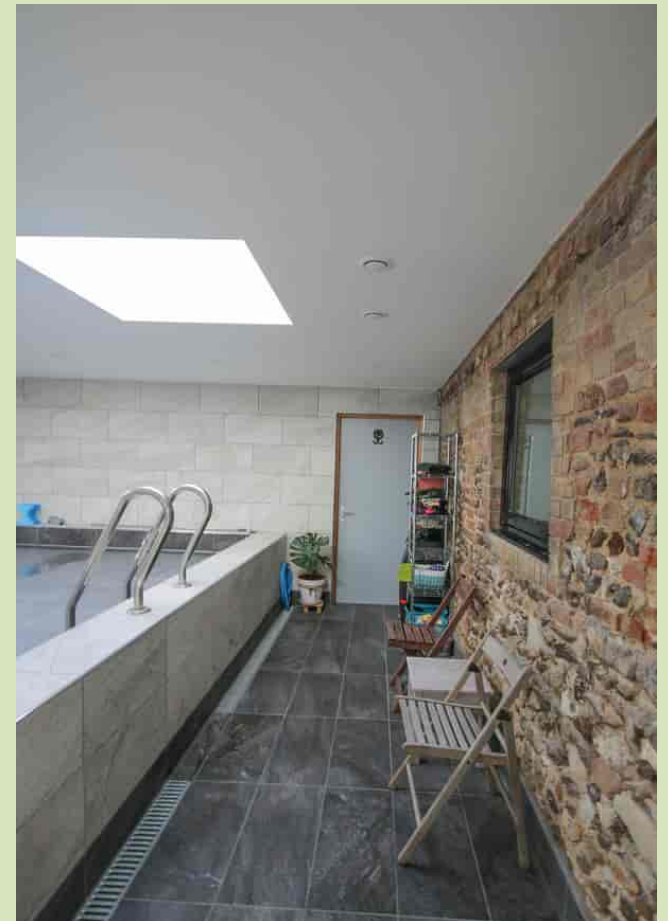
There are 12 PV panels (3kw total) on a 'FIT' tariff which provides an income.

TENURE

This property is for sale Freehold.

VIEWING

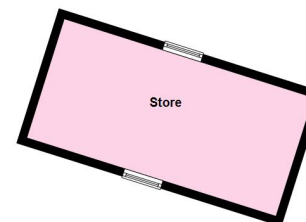
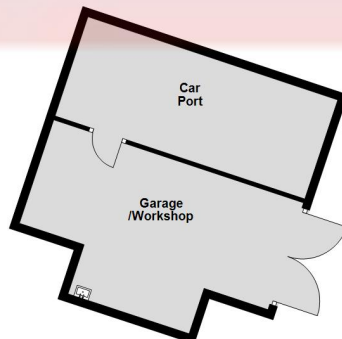
Strictly by appointment with the agent.



Ground Floor



First Floor





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