



**Golden Lion Barn, Thursford**  
**Guide Price £485,000**

**BELTON DUFFEY**



# **GOLDEN LION BARN, WALSINGHAM ROAD, THURSFORD, NORFOLK, NR21 0PB**

Superb barn conversion with 3 bedrooms, 2 bathrooms and a home office with scope for conversion, all standing in good sized gardens. No chain.

## **DESCRIPTION**

Offered for sale with no onward chain, Golden Lion Barn is a rural gem located in Thursford - home to the Thursford Collection of steam engines and host to the world famous Christmas Spectacular. This brick and flint built barn conversion can be found on the outskirts of the village on a quiet country road but within easy access to Walsingham and the market towns of Holt to the north east and Fakenham to the south west.

The property owners currently run Golden Lion Barn as a holiday lettings business (the coast at Blakeney being a mere 15 minutes drive away) but the barn would equally suit as a permanent residence or a family second home. The accommodation comprises 3 bedrooms (1 on the ground with a family bathroom) and the other 2 on the first floor (1 being en-suite). The airy ground floor is a predominantly open plan space with access either side to the front and rear gardens.

The rear and side gardens offer plenty of opportunity for outdoor entertaining whilst, to the front, the large gravelled terrace leads to a communal parking area. In all, the gardens and grounds amount to approximately 1/5 acre (subject to survey). Attached to the the property is a home office with its own separate entrance which could be incorporated as extra accommodation for the main house (subject to the necessary permissions).

The property further benefits from vaulted ceilings with exposed beams, air source central heating, double glazed windows and doors in timber framed and oak veneer internal doors. The furniture, fixtures and fittings are also available by separate negotiation.

## **SITUATION**

Thursford is a small rural village situated in a convenient location for all that north Norfolk has to offer with its own church, petrol station, pub, Thai restaurant and home to the famous Thursford Collection and host to the world famous Christmas Spectacular.

Amenities are just a short drive away at the larger village of Little Walsingham which, for its size, supports an amazing number of shops with tourist/pilgrim shops, a mini-supermarket, tea shops, 2 public houses and an award winning farm shop. The village also has a doctor's surgery and a primary school. Linking Little Walsingham to the coastal town of Wells-next-the-Sea, some 4 miles away, is the Wells and Walsingham Light Railway.

The market towns of Fakenham and Holt are also close by and the beautiful north Norfolk coastline with its salt marshes and long sandy beaches just 8 miles to the north.



## **OPEN PLAN KITCHEN/DINING/LIVING ROOM**

8.57m x 4.49m (28' 1" x 14' 9") at widest points.

A glazed timber entrance door leads from the courtyard to the front of the property into the impressive bright and airy open plan living space.

Comprising:

### **KITCHEN/DINING AREA**

A range of cream Shaker style base and wall units with black granite worktops incorporating a recessed stainless steel sink unit with drainer, tiled splashbacks. Integrated appliances including a double oven, combination microwave, ceramic hob with an extractor hood over, dishwasher and washing machine. Recessed ceiling lights and spotlights over the dining space, radiator, tiled floor and a window overlooking the rear garden. Open plan to:

### **LIVING AREA**

Full height 2-storey vaulted ceiling with a window to the front and a full wall of 2-storey windows overlooking the rear garden with glazed French doors leading outside. Exposed beams, oak staircase with glass balustrade leading up to the first floor landing, tiled floor, radiator. Built-in storage cupboard and doors to the ground floor bedroom 3 and bathroom.

## **GROUND FLOOR BEDROOM 3**

3.73m x 2.90m (12' 3" x 9' 6") at widest points.

Built-in cupboard housing the air source heating boiler and the hot water cylinder. Exposed wall beams, radiator and 2 windows to the rear.

## **BATHROOM**

3.67m x 1.44m (12' 0" x 4' 9")

A white suite comprising a panelled bath with an electric shower over and glass shower screen, pedestal wash basin and a concealed cistern WC. Tiled floor and walls, chrome towel radiator, illuminated mirror, extractor fan and recessed ceiling lights.

## **FIRST FLOOR LANDING**

3.61m x 2.14m (11' 10" x 7' 0")

High vaulted ceiling with exposed beams and a glass balustrade gallery looking down over the living area. Doors to bedrooms 1 and 2.

## **BEDROOM 1**

4.13m x 3.23m (13' 7" x 10' 7")

High vaulted ceiling with exposed beams, radiator, wall lights, window looking down over living area and a window to the front. Door leading into:



## **EN SUITE SHOWER ROOM**

3.16m x 1.16m (10' 4" x 3' 10")

Exposed beams and white suite comprising a shower cubicle with glass doors and a chrome mixer shower, pedestal wash basin and a concealed cistern WC. Tiled floor and walls, chrome towel radiator, extractor fan, ceiling spotlights and a window to the rear.

## **BEDROOM 2**

4.61m x 2.82m (15' 1" x 9' 3")

High vaulted ceiling with exposed beams, wall lights, radiator, window looking down over the living area and a window overlooking the rear garden with countryside views beyond.

## **OUTSIDE**

Golden Lion Barn is approached over a shared driveway leading to a communal parking area where there is allocated parking for 2 cars. A picket gate leads to the gravelled garden to the front of the barn with access to the home office/store and where the air source heating pump is located. Fenced boundaries and mature perimeter borders and a glazed entrance door to the kitchen.

The rear garden is of a good size and comprises an extensive gravelled and paved terrace which opens out from the living area French doors, outside lighting and a small timber shed. Steps lead up to a sunny lawn with a patio with brick and flint walled boundaries and well stocked perimeter borders. A picket garden gate leads to a separate lawned side garden with hedged boundaries and a small wooded area.

The gardens and grounds are a delight and amount to approximately 1/5 acre (subject to survey).

## **HOME OFFICE/STORE**

Useful room which could be incorporated as extra accommodation to the main house (subject to the necessary permissions). Currently accessed through French doors leading from the front garden with a full height vaulted ceiling. Comprising:

### **GROUND FLOOR**

3.72m x 2.75m (12' 2" x 9' 0")

Tiled floor, power and light and a narrow staircase leading up to:

### **MEZZANINE LEVEL**

2.34m x 1.33m (7' 8" x 4' 4")

Useful mezzanine storage.





## **DIRECTIONS**

Leave Fakenham heading east on the A148 towards towards Holt. Continue along for approximately 4 miles until you reach 'The Crawfish Inn' Thai restaurant and take the left hand turning onto Thursford Road. Continue for half a mile and turn left onto North Lane and continue through the village of Thursford.

Continue out of the village and out into the countryside. You will then see the driveway to the property further up on the left-hand side.

## **OTHER INFORMATION**

Mains water, private drainage and mains electricity. Air source heat pump providing central heating to radiators. EPC Rating Band D.

North Norfolk District Council, Holt Road, Cromer, Norfolk, NR27 9EN. Council Tax Band n/a (registered for Business Rates).

## **TENURE**

This property is for sale Freehold.

## **VIEWING**

Strictly by appointment with the agent.

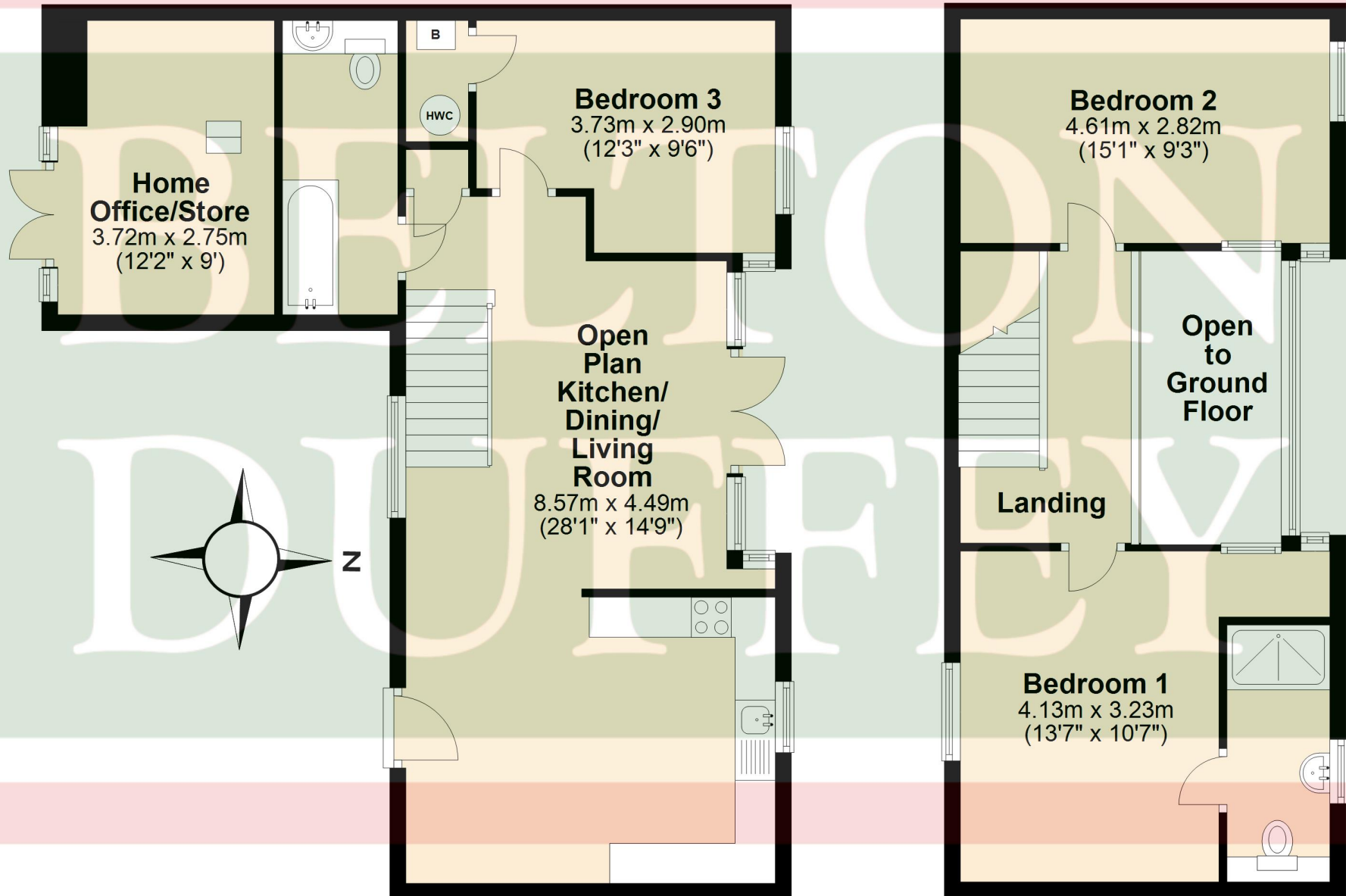


## Ground Floor

Approx. 63.9 sq. metres (688.3 sq. feet)

## First Floor

Approx. 47.0 sq. metres (505.4 sq. feet)



Total area: approx. 110.9 sq. metres (1193.6 sq. feet)



## BELTON DUFFEY

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

3 Market Place,  
Fakenham,  
Norfolk, NR21 9AS.  
T: 01328 855899  
E: [fakenham@beltonduffey.com](mailto:fakenham@beltonduffey.com)

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

[www.beltonduffey.com](http://www.beltonduffey.com)

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