



A SUPERB SINGLE-STOREY CONVERSION IN A SMALL DEVELOPMENT SURROUNDED BY ESTATE-OWNED FARMLAND

The Calf Shed, 3 Chalk Hill Farm Barns, Warham, Wells-Next-the-Sea, Norfolk NR23 1QU

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ESTABLISHED 1966

Guide Price: £935,000

(Freehold) Ref: BUR220162 (30.08.2023 rev. 16.10.23)

- Situated within a small development of barns, formerly part of the Holkham Estate, converted to residential use in 2019 by Bryan Williams, a highly-regarded local contractor
- Beautifully-appointed with quality fittings throughout
- Spectacular rural setting with views over farmland
- Entrance Hall
- Vaulted L-shaped Living Space providing a Sitting Area with wood-burner, Kitchen with hand-built units and fitted appliances and Dining Area
- Pantry
- Cloakroom
- Utility Room
- Three double Bedrooms, each with an En Suite
- Delightful South-facing flint-walled Garden with lawns and terraces
- Garden Shed
- Two-bay Cart Shed with two Parking Spaces in front
- Further Parking Space situated in a Cart Shed at the head of the drive





WARHAM is an unspoilt conservation village with an excellent traditional Public House, The Three Horseshoes, and two large medieval churches, situated within an Area of Outstanding Natural Beauty.

Wells-next-the-Sea, a bustling town and traditional fishing port lies 3 miles to the north. The town is a popular seaside destination and provides many amenities and attractions, with sandy beaches, a natural harbour and beautiful walks as well as individual shops, public houses and excellent restaurants.

Holkham Hall, one of the country's finest Palladian stately homes, is situated five miles to the west. The Holkham Estate owns most of the surrounding farmland and a number of houses in the village itself.

Eight miles away is Burnham Market, a pretty, Georgian village with a further eclectic range of individual shops and hostleries whilst the High Street chains can be found in the nearby market town of Fakenham.

Warham lies approximately 10 miles from the Georgian market town of Holt with its independent boutique shops and several excellent galleries, restaurants and other amenities along with the renowned Gresham's Public School (providing co-ed private schooling from pre-prep to sixth form for both day pupils and boarders).

The cathedral city of Norwich is about 30 miles and offers a full range of entertainment, shopping and cultural amenities. Its railway station provides a regular service to London Liverpool Street (about 110 minutes) and to Cambridge (about 70 minutes). Norwich International Airport is on the northern outskirts. Alternative train services are provided on the King's Lynn to Kings Cross line (97 mins) with connecting services at Ely to the Midlands and the North and at Cambridge for Stansted and Gatwick Airports.

There are many other attractions in the immediate vicinity, such as the Royal Estate of Sandringham, Houghton Hall and of course mile upon mile of sandy beaches, creeks and marshes which stretch along the north Norfolk coast from Old Hunstanton to Blakeney. The coast offers pretty villages, RSPB reserves, links golf courses and many excellent pubs and restaurants as well as sailing from a number of pretty, natural harbours.



HEATING: Nest-controlled underfloor heating via an LPG boiler. A communal tank serves each of the six barns which are individually metered.

COUNCIL TAX: Band F

SERVICES: Mains electricity and water. Private drainage.

AGENTS' NOTE: Chalk Hill Farm Barns Management Ltd manages the communal parts of the development which include the private drainage facility (a shared Klargester) and the communal LPG tank. Each barn is a shareholder in the Company.

SAT NAV: NR23 1QU

FIXTURES AND FITTINGS: Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest. Some items such as carpets, curtains, light fittings, etc., may be available by separate negotiation if required.

IMPORTANT NOTICE: These particulars have been prepared in all good faith to give a fair overall view of the property. Measurements and distance are given as a guide only. We have endeavoured to ensure the information given is accurate but we would urge you to contact the office before travelling any great distance to ensure that your impression of the property is as we intended. None of the services, appliances or equipment have been tested and purchasers should satisfy themselves on such matters prior to purchase.





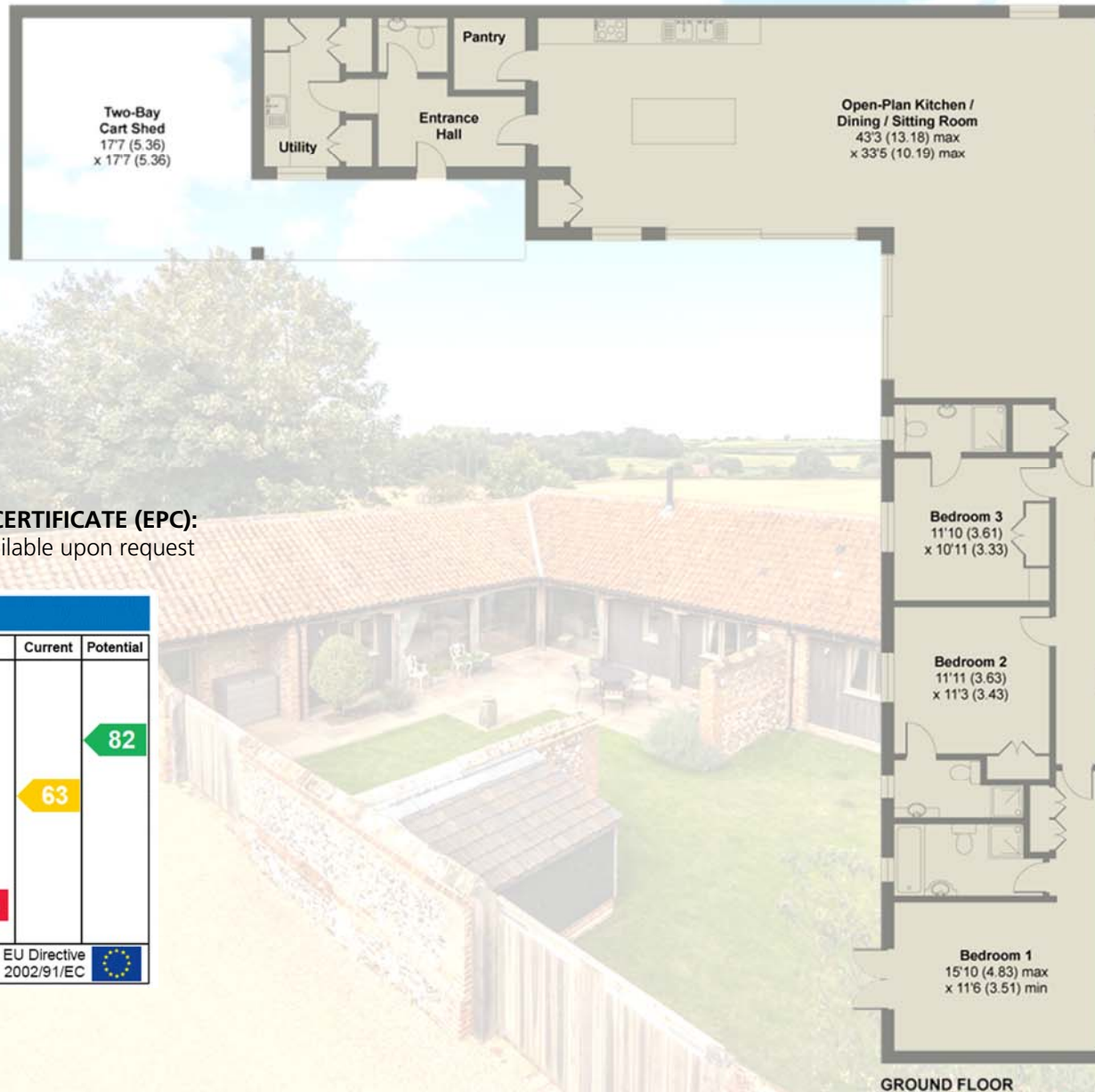






Approximate Area = 1952 sq ft / 181.3 sq m (Excludes Cart Shed)

For identification only - Not to scale



ENERGY PERFORMANCE CERTIFICATE (EPC):
A full copy of the EPC is available upon request

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n'checon 2023. Produced for Bedfords Estate Agents REF: 1027012



AGENTS' NOTE: The Calf Shed enjoys the exclusive use of the parking space in the cart-shed shown blue on the site-plan.



VIEWING:

Early inspection is recommended through the Agents. For an appointment please telephone BEDFORDS, The Bower House, Market Place, Burnham Market, King's Lynn, PE31 8HF. Tel: (01328) 730500.

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