



Willow Barn
School Road | St Johns Fen End | Wisbech | PE14 7SJ

SPACIOUS 6 BEDROOM BARN CONVERSION



Fine and Country are pleased to offer a Substantial Period Barn Conversion in the rural setting of St. Johns Fen End. The property boasts approx. 3.5 acres of grounds including a number of fully fenced paddocks, outbuildings and stables. The ideal property for equestrian lovers! The property offers flexible living accommodation with the main Barn featuring two large and welcoming reception areas, a fully equipped kitchen, separate utility room, four spacious double bedrooms to the first floor and three bathrooms. In addition to the main Barn, the property also benefits from a two-bedroom self-contained cottage, providing a plethora of opportunities such as additional living space - perfect for guests! A holiday let or perhaps even office space.



KEY FEATURES

- Four Bedroom Barn Conversion with further Two bedroom self-contained Cottage
- Two generous light and airy Reception Rooms
- Exposed brickwork and distinctive wooden beams throughout
- Ideal property for multi-generational living
- Exceptionally light and well-proportioned rooms
- Fully fenced Paddocks and an array of Outbuildings
- Opportunity for additional income
- Mature grounds extending to approx. 3.5 acres
- Large frontage with ample parking for several vehicles
- Total accommodation extends to 3,591sq.ft

Impressive Former Barn

From the moment you arrive at Willow Barn, you will see why this property is highly sought-after. Not only is it large and spacious, but it's impressive in terms of design and the sheer number of rooms available. It's completely detached, making it a private and secluded residence, away from the hustle and bustle of noise and neighbours, whilst still being relatively close to the community. As you look from the property, you will see sprawling fields and greenery, giving you a real sense of being immersed in the wonder of the countryside.

This barn conversion has been transformed into a wonderful, welcoming and comfortable family home. Though there is certainly an essence of the original barn design remaining, Willow Barn is a homely property that is the ideal base for family life. It boasts six bedrooms and multiple bathrooms, and an abundance of living space. Whether you're a large family yourself or you enjoy hosting friends and family, Willow Barn is certainly not short of space.

Lots of Space

There are multiple living spaces in Willow Barn, providing you with various areas to sit back, relax and enjoy living in this stunning property. As well as a large living room, there is another living room and diner hybrid space, so you won't be short of rooms to use, even when the home is at its busiest. There is also an entirely separate part of the house consisting of a living room, bathroom, kitchen and two bedrooms. Though this is part of the main house, it also has a sense of separation and could be used as guest lodgings or an adjoined annexe.





KEY FEATURES

As you move from room to room, you will get a sense of how special this house is. There is a definite interior design style to enjoy throughout, but each room has unique features. Whether you are in the cosy living room or the sizable kitchen, you are sure to enjoy what the current owners have done with the rooms. Upstairs, there are four large bedrooms and a modern family bathroom. The master bedroom boasts a stylish en suite, and all the bedrooms have space for freestanding furniture. There is also a separate bathroom downstairs, making the property as functional and practical as possible for busy family life.

Stables, Sheds and Outdoor Space

As you move outside, you will see just how much outdoor space Willow Barn offers. There are approximately three acres of land included with the property, including stables and sheds. Not only does this give you a lot of storage space, but it provides everything an equestrian lover needs to fully embrace being a horse owner. Elsewhere, Willow Barn has a large and impressive garden. There's space for al fresco dining, entertaining, playing and gardening. Whether hosting a barbeque for loved ones or letting the kids burn off some energy, the garden is the perfect place to be. It's tranquil and private, with gorgeous views of the surrounding fields.

Willow Barn is in a lovely area with plenty of facilities and local amenities on the doorstep. You don't have to venture too far to pop into the local supermarket or enjoy a delicious meal out, but you also won't be disturbed by village events and other people. The location is the perfect balance between peace and quiet, and things to see, do and enjoy locally.

























INFORMATION



On The Doorstep

The thriving community has a lot to offer including a paper shop, a hairdresser and nail bar, and a pop-up Pizza bar on Fridays. A doctors' surgery is just five minutes up the road in Terrington St. John where there is also The Barn Restaurant and The Woolpack Inn, and ten minutes' drive is Worzal's bar, restaurant, farm shop and garden centre. Marshland Hall, a recently built village hall is the main hub of entertainment in the village with a farmers' market, a café and bar, judo, archery, and keep fit classes, and where there is a children's play area and a lot of provision for children's activities.

How Far Is It To?

Willow Barn is a ten minute drive from Watlington train station with direct trains to London Kings Cross; Peterborough is about a 45 minute drive west, and it's just over an hour to both Norwich and Cambridge. Kings Lynn is about 15 minutes north, and beyond, the stunning sandy beaches starting at Heacham on the North Norfolk coast, about a half hour drive.

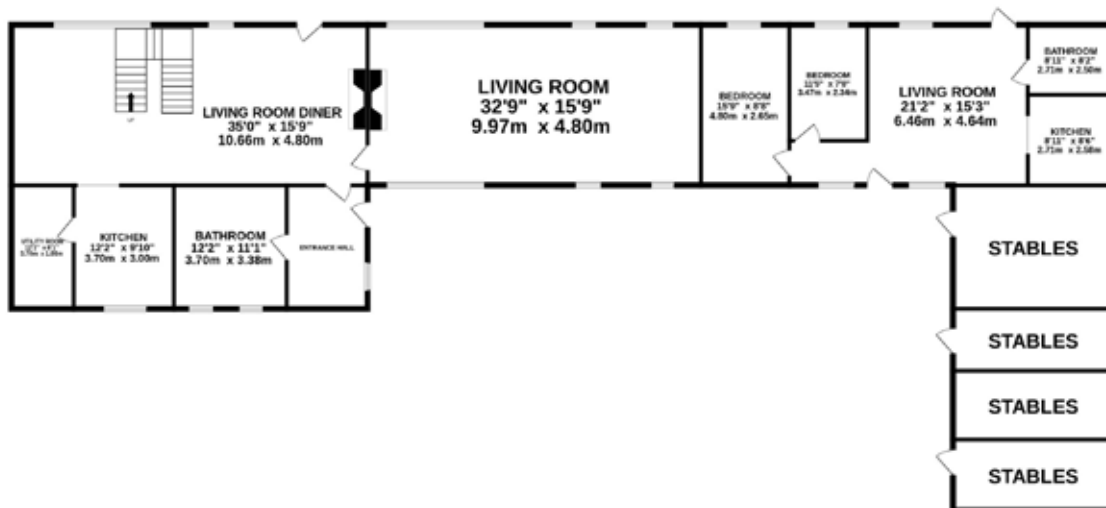
Services, District Council

OFCH, Mains Water and Water Treatment Plant
Kings Lynn and West Norfolk Borough Council
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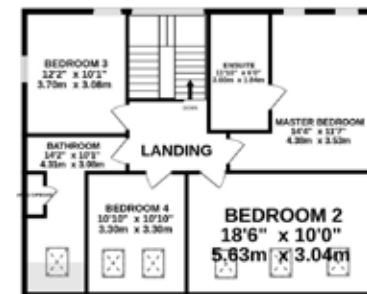
Tenure

Freehold

GROUND FLOOR
2615 sq.ft. (243.0 sq.m.) approx.



1ST FLOOR
975 sq.ft. (90.6 sq.m.) approx.



TOTAL FLOOR AREA : 3591 sq.ft. (333.6 sq.m.) approx.

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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