

SOWERBYS

Norfolk Property Specialists



Lane End

Sugar Lane, Dersingham, PE31 6HX

Asking Price Of £865,000



Viewing by appointment with our

Hunstanton Office 01485 533666 or hunstanton@sowerbys.com



LANE END

Sowerbys are delighted to offer to the market Lane End, a superb five bedroom detached period residence bordering the Royal Sandringham Estate. The property was once formally owned by Theodore Jannoch, famous for growing Lilys and even having royal visitors. The home is enriched with history and character with part of the house being built as early as approximately 1740 and then extended during the Victorian period. Character features include high ceilings, feature fireplaces, sash windows and original doors. There are five small outbuildings, all of which benefit from electricity and were once used to pot, grow and sell flowers but now would make for excellent storage or a workshop space.

Accommodation consists of three large reception rooms with bay windows, central hallway and staircase, modern utility with downstairs shower room and country-style kitchen. Upstairs there are five double bedrooms, a shower room, and a jack and jill bathroom accessed from both the landing and principal bedroom.

Outside there is a large private garden to the side and front, which is mainly laid to lawn with mature trees and shrubs and a brick weave patio area. In addition to a pleasant pagoda housing a BBQ area, there is also a summer house and shed both with power and lighting. Finally, a private gated driveway provides off road parking and the property further benefits from a double garage.



KEY FEATURES

- Victorian Detached Property
- Five Double Bedrooms
- Character Features
- Two Bathrooms and One Shower Room
- Three Large Reception Rooms
- Outbuildings and Double Garage
- Large Private Garden
- Gated Driveway and Off Road Parking



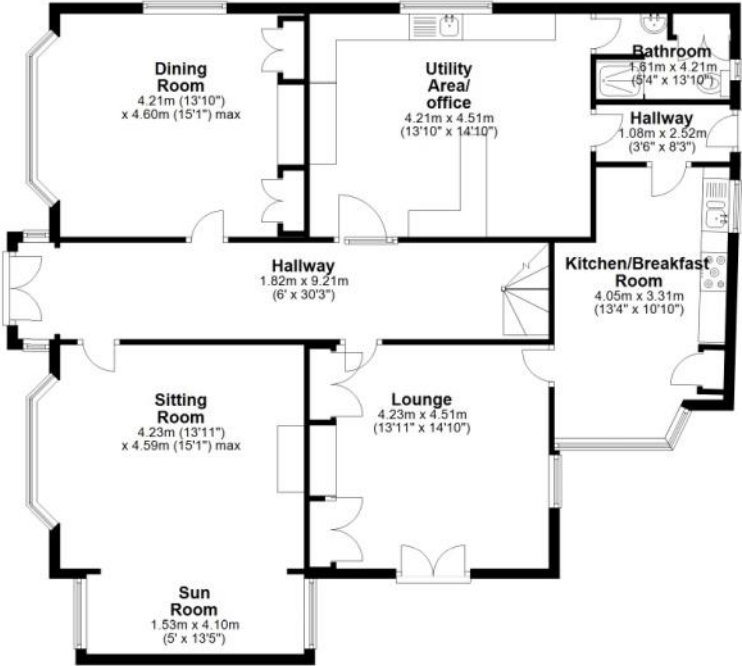






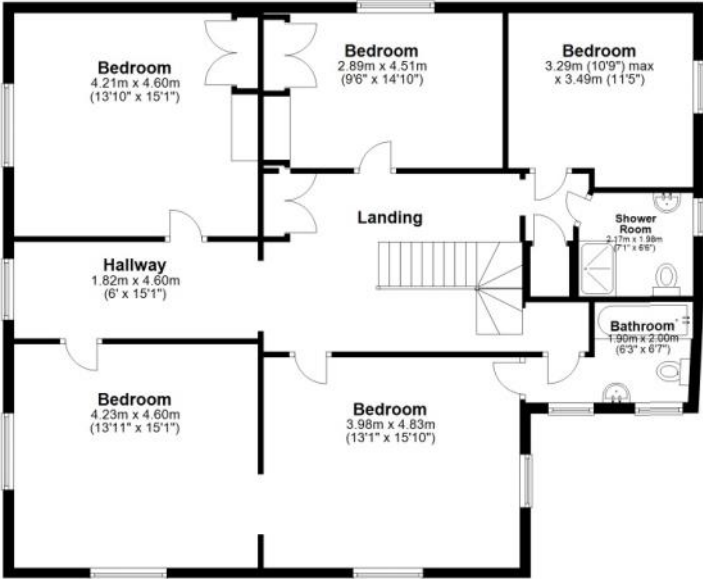
Ground Floor

Approx. 128.3 sq. metres (1380.8 sq. feet)



First Floor

Approx. 123.5 sq. metres (1329.1 sq. feet)



Total area: approx. 251.8 sq. metres (2709.9 sq. feet)

LOCATION

Dersingham is a popular village situated mid way between King's Lynn and Hunstanton and offers a wide range of shops and other amenities. There is a village post office, first and middle schools and a doctors surgery together with regular bus services. Sandringham House is approximately a mile away and the village is a short driving distance from the North Norfolk Coast with its wide range of sport and leisure facilities. The town centre of King's Lynn is approximately ten miles away and has a main rail link to London.

SERVICES CONNECTED

Mains water, electricity, drainage and gas central heating.

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

E. Ref:- 2029-1241-1412-5103-4134.

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/> search-by-reference-number and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

Viewing by appointment with our Hunstanton Office:
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