



I Bell Farm  
Boughton | Kings Lynn | PE33 9EG

# IMPRESSIVE MODERN FAMILY HOME IN IDYLIC NORFOLK VILLAGE



A stunning, eco-friendly, double-fronted modern family home part of an exclusive development, in an award-winning picturesque Norfolk village. This impressive house has two reception rooms, large kitchen-diner, four bedrooms and a gym room, in a great location within easy reach of historic market towns and a few minutes' drive from the nearest mainline station, with direct trains to King's Cross and Cambridge.







- A pretty rural village setting for this executive Detached family residence
- Part of a small complex built by a respected local builder
- Superb accommodation offering Sitting Room, Open Plan Kitchen/ Diner
- Home Office, Utility/Boot Room, WC and Double Garage
- Four Bedrooms, family Bathroom and 2 En-Suites
- Off Road Parking, Double Garage and enclosed Gardens
- Total Accommodation extends to 2860sq.ft
- Energy Rating C

#### Norfolk Village Life

This house, built to a very high standard around 7 years ago, has the perfect looks outside and large, airy light rooms inside. It's part of a small development of five houses, built by a well-regarded local builder, set in a quiet village location near the stunning National Trust property of Oxborough Hall.

"This house looks impressive, with its traditional brick finish and two large windows either side of the front door, while inside there is everything you would expect in a modern house," say the vendors, "It is in a beautiful part of Norfolk – we love exploring the area, it's perfect for nature lovers."

The house is reached via a gravel driveway, recently re-gravelled and shared with the development, with block paving near the house, plenty of parking, and a further hardstanding parking area through double gates to the side of the house. There is a large double garage, with electricity and water, converted into a gym and large storage area by the vendors. The front garden is set to lawn, and is designed to be low maintenance.

A stone path leads to a brick porch. The front door is partially glazed with a window above. Through the door is a well-proportioned and light entrance hall. Double, glazed doors lead to the sitting room, and the office/play room, with wooden stairs leading to a galleried landing with window. The stairs are open beneath with a cupboard at the far end, there is a downstairs cloakroom, the floor is tiled, and all lights are integrated, low-energy LED. There is underfloor heating throughout the ground floor.



### Stunning Reception Room

Running the full width of the house is an elegant sitting room, with two large windows to the front of the house, large windows either side of the fireplace, and French doors leading to the south-facing, secure rear garden. There is a solid oak mantel shelf with a wood-burning stove beneath. Windows are double glazed with a traditional sash design allowing them to be opened either at the top or the bottom, and flooring is solid wood. This is a light and airy room which gets the sun for much of the day.

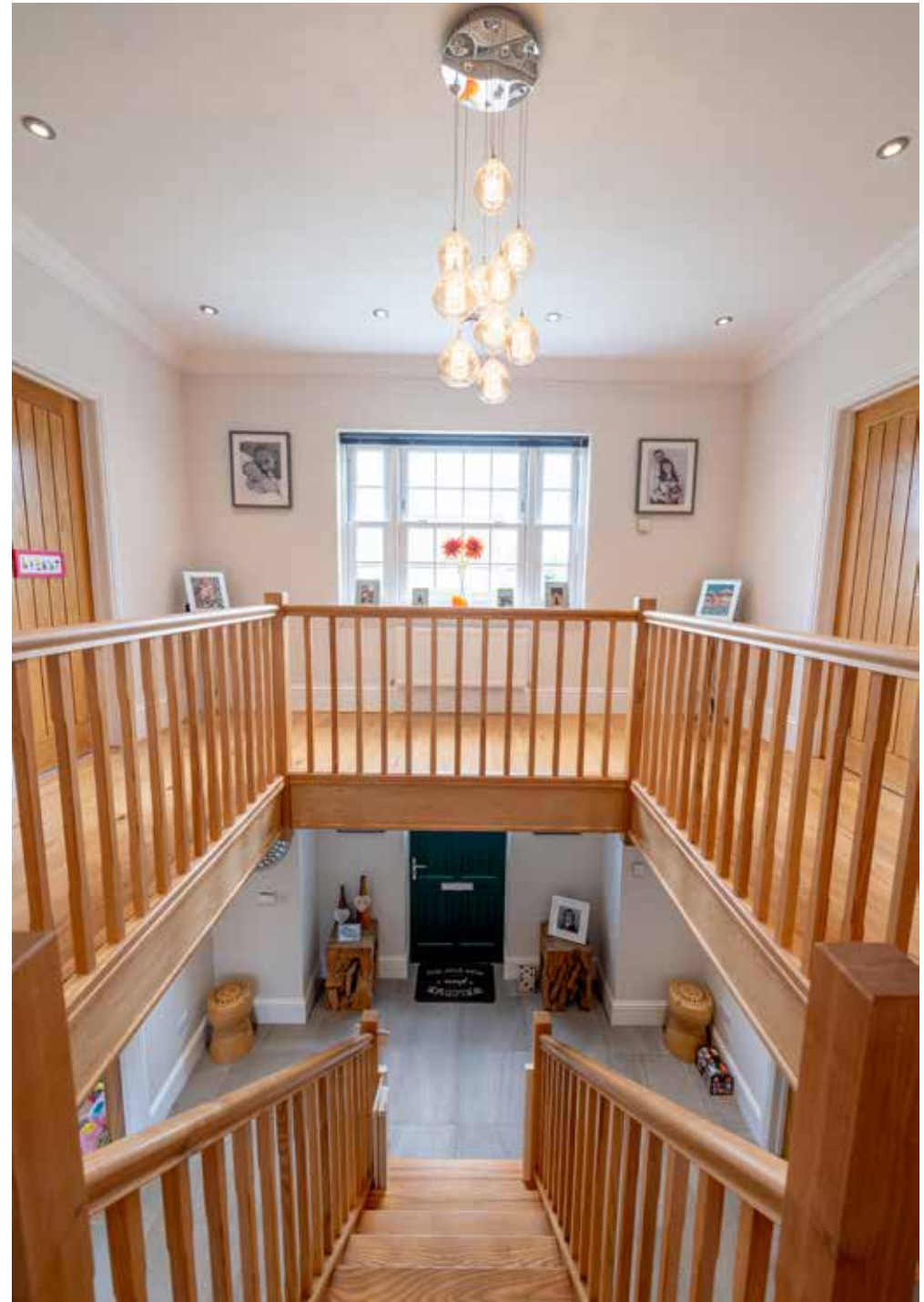
One of the many great features of this house is the heating. This is provided by an air-source heat pump, housed in the understairs cupboard, with underfloor heating across the ground floor and radiators upstairs. This is environmentally friendly and cost-effective heating, which the owners say keeps the temperature of the house even throughout the year. Each room has an individual thermostat, allowing you to raise or lower the temperature as required. "The air-source heat pump is economical to run. It's great to have warm floors and a lovely constant temperature all year round," say the vendors.

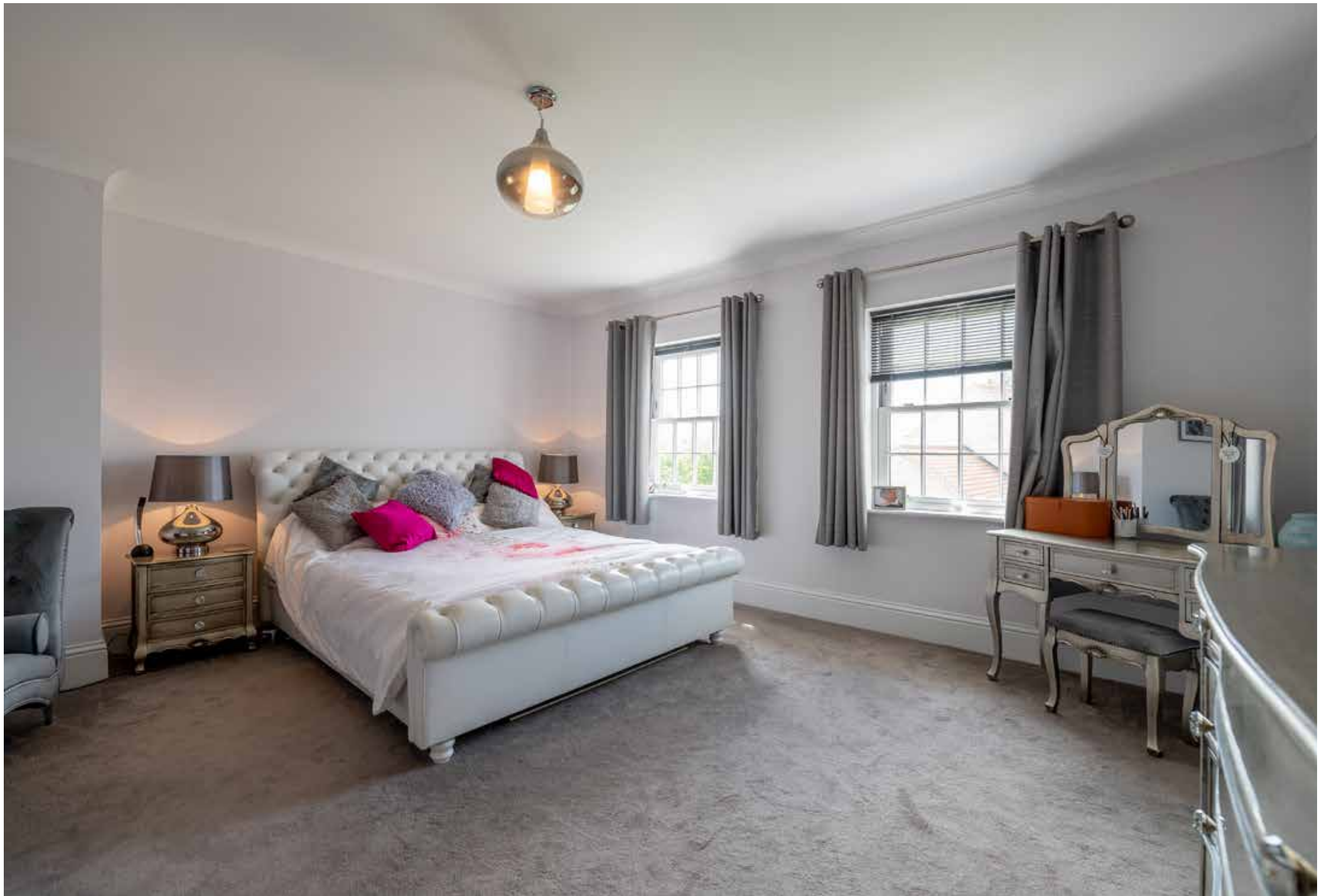
### Kitchen Diner – The Hub of the Home

To the right of the stairs is a wooden door into the kitchen diner. This large room is stunning, and well-designed making great use of the space. There is a window above a double stone sink with stone drainer, and large patio doors in front of the seating area.

The kitchen units are a modern design, with granite worktops, and a central island. All appliances are Bosch and are integrated. This includes a Bosch dishwasher, two full-size Bosch ovens, microwave and plate warmer, and electric, five ring Bosch hob with stainless steel extractor. There is plenty of cupboard space, including deep drawers, two large pull-out larder cupboards and two pull-out corner cupboards. The flooring is tiles and there is underfloor heating. There is an instant boiling hot water tap, and fridge and freezer built in, with chilled water and ice dispenser.

Next to the kitchen area is a spacious dining area and seating space. The vendors say it is lovely to have access to the garden through the patio doors and that this is another light room.















### Hidden Extras

Beside the kitchen is access to a utility area with more storage cupboards, fridge-freezer, built-in wardrobe cupboard for outdoor clothing, a door into the rear garden, and access to the double garage.

The double garage has been integrated into the house with the space boarded out to create a large gym room and storage area beyond which currently houses the washing machine, and dryer and has good storage space. These rooms provide valuable extra space that can be adapted to suit requirements, but could easily be returned to use as a garage.

### Views over the Village Lane

To the right of the entrance hall is another large, light reception room with two windows to the front of the property and one to the side. Currently used as a delightful playroom, this has previously been used as an office, or could be a games room / second sitting room. This has lovely views over the lane into the village, say the vendors. All rooms are fitted with integrated blinds.

### Upstairs – Large Light Rooms, Dressing Room and En Suites

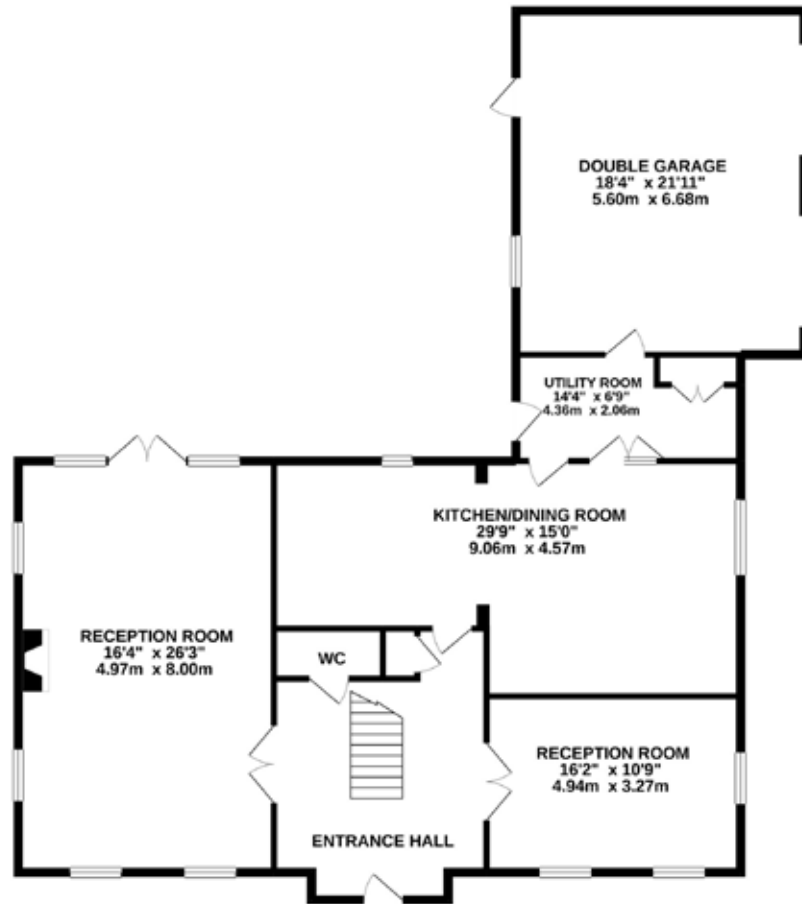
The galleried landing is a real feature, with wooden treads on the stairs and solid wood banisters giving the house a traditional look. There is a large window on the landing which floods the centre of the house with light. The bedrooms are reached by three steps either side of the stairs.

The master bedroom at the rear of the house has lovely views over the surrounding countryside and is a good size. It has two windows overlooking the rear garden and an en suite with walk-in shower, toilet and basin, chrome towel rail and slate splashback, with window over the garden. Next, is a double bedroom currently used as a dressing room, with two walls of high-quality fitted cupboards, with shelving and hanging space, with large window to the front of the property.

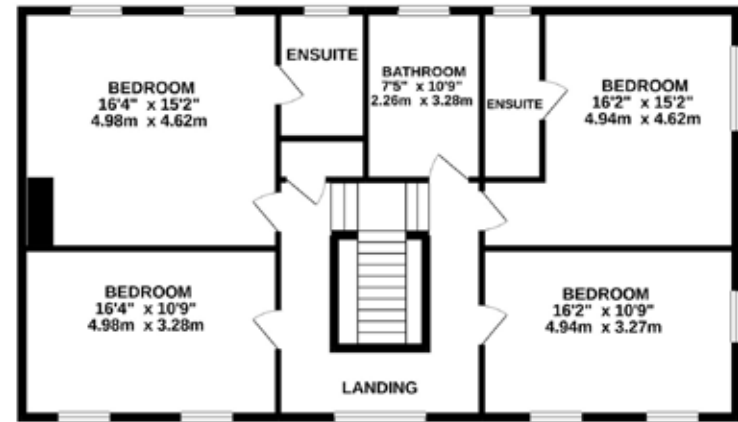
On the other side are two further bedrooms, both a good size. The first has two windows to the front and one window to the side, giving plenty of light. The last bedroom, at the rear of the house, has a large window to the side of the property and an en-suite shower room with basin and toilet.



**GROUND FLOOR**  
1723 sq.ft. (160.0 sq.m.) approx.



**1ST FLOOR**  
1138 sq.ft. (105.7 sq.m.) approx.



**TOTAL FLOOR AREA : 2860 sq.ft. (265.7 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.

Made with Metroplan ©2021



Agents notes: All measurements are approximate and quoted in metric with imperial equivalents 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. \* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent. Printed





### Sunny Walled Garden

The rear garden is fully secure with tall brick walls all around. It is accessed from the house, and through large double gates to the side of the property. It is laid to lawn and there is a patio area which is south facing. There is a large, well-built storage shed for garden equipment, and storing bicycles, available on separate negotiation.

### Picturesque Norfolk Countryside

The house is situated along a quiet lane in an award-winning Norfolk village. The area is great for walking and cycling, and has plenty to offer wildlife lovers with nearby Boughton Fen famous for bird watching. "The house really is in the most wonderful location. It's set to one side of the main village, which has been named Norfolk's best-kept village several times, down a lane leading to Boughton Fen," say the vendors, "it's paradise for walkers and bird watchers. The views are lovely all year round, and there is a good community in the village."



The village has a doctor's surgery, a central green and a strong community feel. Close by is Tudor Oxborough hall and a well-regarded bistro pub, while a convenience store and community pub is in a nearby village just over a mile away. There is a very good choice of local schools, with the nearest primary just over a mile away and high schools in the nearby towns of Downham Market and Methwold. There are good shops as well as weekly farmer's markets in Downham Market, and Swaffham, both around 15 minutes' drive, and shops, restaurants and a cinema in the historic port town of King's Lynn.

Transport into London and Cambridge are another bonus of this location. The nearest train stations are at Downham Market, a short drive away, with good parking, and Brandon less than 12 miles. From Downham Market you can be at King's Cross in 1 hour and a half, and Cambridge is less than forty minutes away, making this quiet part of the Norfolk countryside accessible for commuters.

### Directions...

Proceed into the village from the A134 into Stoke Road, at the junction with Mill Hill Road turn right onto Oxborough Road where the house will be found on the right hand side identified by our Fine & Country for sale sign. For those using satellite navigation the postcode is PE33 9EG

### Services..

Underfloor Heating, Mains Water

The Property is Freehold

**Agents Note:** The current owners have divided the double garage to provide a home gym and storage area. This can easily be converted back if required.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73   c	79   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Fine & Country Kings Lynn  
 Innovation Centre, Innovation Drive, Kings Lynn PE30 5BY  
 01553 769100

# FINE & COUNTRY

---

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, Russia, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

THE FINE & COUNTRY  
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit [fineandcountry.com/uk/foundation](https://fineandcountry.com/uk/foundation)

Fine & Country Kings Lynn  
Innovation Centre, Innovation Drive, Kings Lynn PE30 5BY  
01553 769100 | [kingslynn@fineandcountry.com](mailto:kingslynn@fineandcountry.com)

