



19 Railway Road  
Downham Market | Norfolk | PE38 9DX

FINE & COUNTRY

# OLD STYLE WITH NEW VALUES



In a superb position in the centre of West Norfolk's Downham Market, this six bedroomed property, possibly dating back as far as the 17th century, enjoys a generous and private garden, a walk to the riverside and to the station in less than five minutes where fast trains to London take around an hour and a half, or - for those wishing to work from home - a separate home office, as well as being applauded for its green credentials.





# INSIDE

- Deceptively spacious, versatile accommodation sitting on the edge of Town
- Ideal for multi-generational living and home working
- Accommodation over 3 floors with Six Bedrooms, Four Receptions
- Electric gated entrance to formal Gardens, Outbuildings and Garaging
- Character features with modern benefits of Air Source Heating and Solar Panelling
- Total accommodation extends to 3546sq.ft
- Energy Rating D

## An Environmentally Friendly Property

The house is set over three floors with the owners converting the loft into accommodation in 2015 at the same time as reroofing to install an internal membrane. They originally purchased the property in 2008 after it belonged to the NHS so was somewhat institutionalised and in need of transforming into a comfortable family home. "We tried to keep as many original features as we could, but we also wanted to make it as eco-friendly as possible so incorporated solar panels and fitted an air source heat pump to run the central heating. The panels give us some income, but the heat pump has a Renewable Heat Incentive that provides us with approximately £1,500 a year," divulge the owners.

## In a Conservation Area

Set back from the main road, sitting on 'The Green' rather than the road itself, it and the surrounding properties are















# KEY FEATURES

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in a conservation area with the house being noted as a building of significant importance, although it is not listed. "The main part of the house is probably late Victorian but the bit to the left we think may be 17th century; the old brickwork on the gable end shows a filled in slit window, both outside and inside, suggesting it may have been some kind of barn or stable," say the owners.

## Excellent Home Office

The double garage with its electric up-and-over doors and the adjoining office was built by the current owners to replace some old outbuildings. "It has worked very well as an office easily accommodating three or four people at a time," assures the owner. "It is a nice, self-contained work area with a WC and a kitchenette, and has an air conditioning unit which also supplies heating." Being nearly 24 feet long, if wished, it could make a games or hobby room, art studio or something similar. It stands at the back of a little enclosed courtyard, a very private, paved spot catching midday sun where the owners keep their hot tub.

## Fine Proportions and Original Features

Inside the house, there are a great many reception rooms making the space very versatile; for instance, the study at the back could become a bedroom particularly as there is a shower room with WC close by, ideal if an elderly family member was to live there too. There are also two staircases – one rises from the main reception room in the older part up to a charming, big bedroom full of character which has an en suite shower, the other from the central hall, with its striking, old, black and white quarry-tiled floor,













# KEY FEATURES

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which continues to turn up to the top floor. Although windows are now practical, double-glazed Upvc, original features come in the form of deep sculpted cornices, ceiling roses, dado rails, panelled doors, and some period fireplaces. Rooms are of fine proportions, generally light and airy spaces, many boasting high ceilings.

## Well Appointed Quality Kitchen

The dual aspect kitchen is a good size and adjoins an equally spacious dining room. An abundance of classically-styled timber units provide long runs of black granite worktops with upstands, whilst a Rangemaster cooker nestles in the old chimney breast with electric ovens and a gas hob – the only mains gas appliance in the entire house. Two fridges and a dishwasher are integrated.

## Bathrooms Aplenty

Bathrooms are aplenty with a family bathroom on the first floor which has a bath and separate shower, and two bedrooms on that floor benefit en suite showers. The top floor bedroom not only has a dressing room but also an en suite with both a bath and a shower, whilst the ground floor has a shower room, as mentioned before. All the showers are double-sized.

## Generous Mature Garden

The garden is quite large for one in the centre of a town. Approached through electric double gates, it opens onto a tarmacked drive to the side of the house. Under a twisted willow tree on the left, a new, very attractive









# KEY FEATURES

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carport has been created which houses a car charging point, the garage has another one. Particularly in summer, the enclosed, secure garden is barely overlooked and faces south so receives lots of sun. Predominantly lawn, there are mature shrubs and perennials and several trees including fruit such as apple, pear, plum and cherry which create colour, height, and interest as well as a harvest. There is a greenhouse too.

## Convenient Location

Downham Market is a thriving town with everything you need on the doorstep. It is still home to a renowned and popular department store, Reed's, whilst supermarkets include Tesco and Morrison's and an Aldi is currently being built. There are several cafes, restaurants and take-aways which intermingle with high street stores and independent shops such as an old-fashioned hardware store right next door, the owner exhibiting an appealing frontage of plants and flowers in summer. This attractive outlook continues over the road with The Dial House with its sun dial, and the

## Garden Centre occupying an old carrstone building.

The train station is less than a five minute walk for direct trains to Cambridge and London Kings Cross; also nearby, the banks of the Great Ouse for pleasant walks and The Willows Nature Reserve – a tranquil oasis and hidden gem - whilst it's just a few minutes on foot in the other direction into the heart of the attractive, bustling, market town.























# INFORMATION

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## On Your Doorstep..

The ancient Saxon town of Downham Market is a delightful place to visit and is one of Norfolk's oldest market towns. Considered by many to be the gateway to the Fens, and with a network of waterways close by, plus lots to see and do in the town and surrounding area. Downham Market certainly lives up to its name having two outdoor markets a week, on Fridays and Saturdays. A recent addition to the Saturday market includes a Crafts and Collectables market, every fortnight in the town square. Around the town you will also find plenty of shops to browse, including some delightful independent stores and boutiques.

## How Far Is It To?..

The property is situated approximately 12 miles from the town of King's Lynn on the main A10 road to Cambridge (approx. 33 miles). Newmarket is around 32 miles and Norwich 42 miles. Downham has a main line railway station to Ely, Cambridge and London Kings Cross. For leisure enthusiast there are tennis and cricketing facilities close by, coupled with the ever-popular award winning beaches of North West Norfolk.

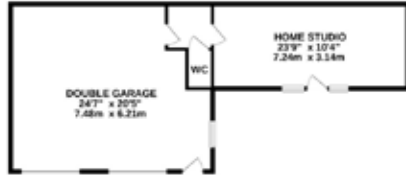
## Services...

Kings Lynn and West Norfolk Borough Council

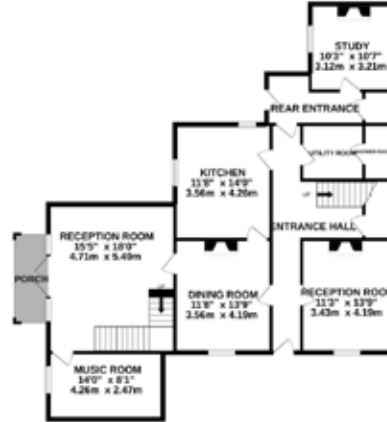
The Property is Freehold



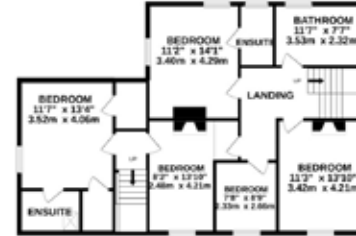
GARAGE / STUDIO  
745 sq.ft. (69.2 sq.m.) approx.



GROUND FLOOR  
1292 sq.ft. (120.0 sq.m.) approx.



1ST FLOOR  
1025 sq.ft. (95.2 sq.m.) approx.



2ND FLOOR  
484 sq.ft. (45.0 sq.m.) approx.



TOTAL FLOOR AREA : 3546 sq.ft. (329.5 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		
69-80	C		73   C
55-68	D	67   D	
39-54	E		
21-38	F		
1-20	G		







# FINE & COUNTRY

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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.

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FOUNDATION

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

