



Manor House  
Stoke Ferry | Norfolk | PE33 9QJ

# GEORGIAN MANOR HOUSE IN THE HEART OF NORFOLK



Dating from the 1750s, this elegant, three-storey Grade II listed Georgian property forms one half of the old manor house in a traditional Norfolk village, with excellent transport links to Cambridge and London close by. The property has two reception rooms, a large kitchen-dining room and walk-in pantry, five bedrooms, plenty of original features, and several outbuildings including a full-height double garage and artist's studio. The property has a stunning, rarely available walled garden with summer house, rose gardens and mature trees.



# INSIDE

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- A Charming Grade II Listed Semi-Detached Manor House
- Located in the Pretty Village of Stoke Ferry
- Five Double Bedrooms, Bathroom & Shower Room
- Sitting Room, Dining Room & Kitchen/Breakfast Room
- Double Garage with Storage, Ample Parking to Driveway
- Garden Mainly Laid to Lawn Approx.0.30 acre (stms)
- Conveniently Located to Downham Market with Direct Rail Links
- The Accommodation Extends to 2001 sq.ft

## Traditional Flint Walls and Unique Architectural Features

This period property with eighteenth century brick front, is set well back from the village road and bordered by a low stone wall. It is reached through a five-bar gate along a gravel driveway with double garage at the end. There is a rose garden with old English roses, and topiary as well as a large weeping birch.

The front door has a storm porch over, and there are interesting architectural features on this traditional flint wall, including an arched window. "The Georgian architecture and the walled garden absolutely sold this property to us when we saw it," say the vendors.

## Elegant Country Living

To the right as you enter the tiled entrance hall is a large, well-proportioned sitting room with traditional sash window overlooking the rose garden. This bright, dual









# KEY FEATURES

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aspect room, has a log burner and original internal wooden shutters which, in addition to being a sought-after period feature, the vendors say keep the room cosy in winter. The wooden flooring has been fully restored, and is a real feature of this room. There is an attractive fire surround and original door. The alcoves either side of the fireplace are arched with decorative finishes, one has fitted shelves and the other has a half-moon window. There is a dado rail along one wall and there are the traditional deep skirting boards of a property of this period. Rooms are decorated with Farrow and Ball paint throughout.

Opposite this is the second reception room, traditionally used as a dining room, but currently serving as a study. This dual aspect room has a second log burner in the fireplace. The main window overlooks the front garden and is a lovely place to work, say the vendors.

## Kitchen and Dining with Traditional Aga

Along the corridor, the stairs are to the left after the dining room/study, with original banisters and decorative finish. There is a large storage area beneath the stairs, which have a half turn, and window part way up.

The fully restored wooden flooring continues in the kitchen. The first thing you notice in this room is the double width fireplace with lovely surround, which houses a traditional Aga. This is an oil-fired Aga which in addition to cooking, provides the heating and hot water for the property, and has been serviced regularly. The Aga has a double oven and hot plates and is set on attractive black











# KEY FEATURES

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and white tiles. The kitchen is fitted with solid wood cupboards in a cream finish with wooden handles, and solid wood work surfaces. In addition, there is a double, built-in electric oven and microwave behind a door above.

Along one wall is a line of well-designed, built-in, dresser-style display cupboards, with further storage beneath. More cupboards, with lighting inside and beneath, including a specially designed cupboard for spices, drawers, as well as built-in book shelves, provide plenty of storage. There is a central dining area, and a large walk-in pantry next to the original sash window. "For us, the best feature of this lovely room is the chimney surround around the Aga," say the vendors, "the window looks onto the front garden and it gets the afternoon sun. It's very light and airy."

## Traditional Pantry Room, Utility and Shower Room

Just outside the kitchen at the end of the entrance hall is a second pantry, with built-in storage. Beyond this is a utility area with terracotta tile flooring. Further solid-wood cupboards include a large cupboard, and there is space for a large, American-style fridge freezer, with plumbing for two washing machines or a dryer, which are housed out of sight behind doors.

A second entrance hall has a large skylight and the rear stable door, which the vendors say is great for coming back from country walks with the dog. Beyond this is the shower room, which was fully refurbished two years ago, with a new power shower, toilet and basin.







# UPSTAIRS

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The walls have half wood panelling and the window overlooks the back garden.

## Georgian Stairs and a Stunning Liveable Attic

The stairs are a lovely feature of this house, with window half way up and a half turn to the landing with high ceiling and chandelier at the top. At the top of the stairs to the right is a double bedroom with sash window overlooking the side of the house. Walls are Farrow and Ball light green. The room has a tall airing cupboard, built in. This houses the hot water tank with shelves for linen. This room also has access to the roof space. The deep window sills and doorways with original doors are a lovely aspect of this period property.



## Dual Aspect Master Bedroom

A wide door leads into another dual aspect room with a sash window over the front and a smaller one to side of the house. This master bedroom currently has a king size bed, and a sofa. It has an original fireplace with attractive surround, a built-in wardrobe to the left of the chimney breast and an alcove opposite with built-in cupboard. The third bedroom is another good size, with a double bed set into a recess at the far end of the room. This has a sash window over the front garden and next to that are two built-in cupboards. There is a third large cupboard built into the space below the attic stairs.

The bathroom has a bath in a wood-panelled recessed alcove, with toilet and basin in a traditional style. This is a large room with space for a double shower if required.



# THE SECRET GARDEN

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## Liveable Attic

Up a second flight of stairs is another unusual feature of this house – a sought-after attic space which runs the full length of the house and has good head room. It has two further bedrooms with large dormer style windows and original roof beams. One room is currently used as home gym and second office, and the other, which has a second window to the side, is used as a craft and hobby area, but could become a second sitting room. Once again there are stunning views over the countryside.

The double garage is brick built and full height, with potential for conversion into a separate annexe for multi-generational living. The garage has a recently installed electricity supply. There is also electricity in the summer house. In front of the garage is a car port for a single car. From the rear door next to the utility room is a patio with seating area and sandstone water feature, available on separate negotiation. The garden is walled with flint and brick walls around two metres high. It is entered from the driveway through a door – which the vendors describe as like entering a secret garden. The seating area to the rear of the house catches the morning sun and has lovely views over the rest of the garden, which is an L-shape.

There is an apple tree in the centre of this part of the garden, and a rose bed along the wall and mature fig tree on the rear wall. The oil tank, hidden by honeysuckle, is reached through a wrought iron gate, commissioned from local craftsmen in the village, providing easy access for oil deliveries. Beyond the seating area, the garden is mostly laid to lawn with paving leading down the garden and a passageway behind the garage.











# INFORMATION

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## Strong Community and Links to the City

The village has a convenience store and several local businesses, while the local pub has been bought by the community, with the aim of restoring it and turning it into a centre for the whole community. The River Wissey is easily accessed and there are good walks along it and through the surrounding countryside. The nearest market town, Downham Market, is 15 minutes away. This has a mainline station with direct trains to Cambridge in 35 minutes, with journey times of an hour and 40 minutes to London King's Cross

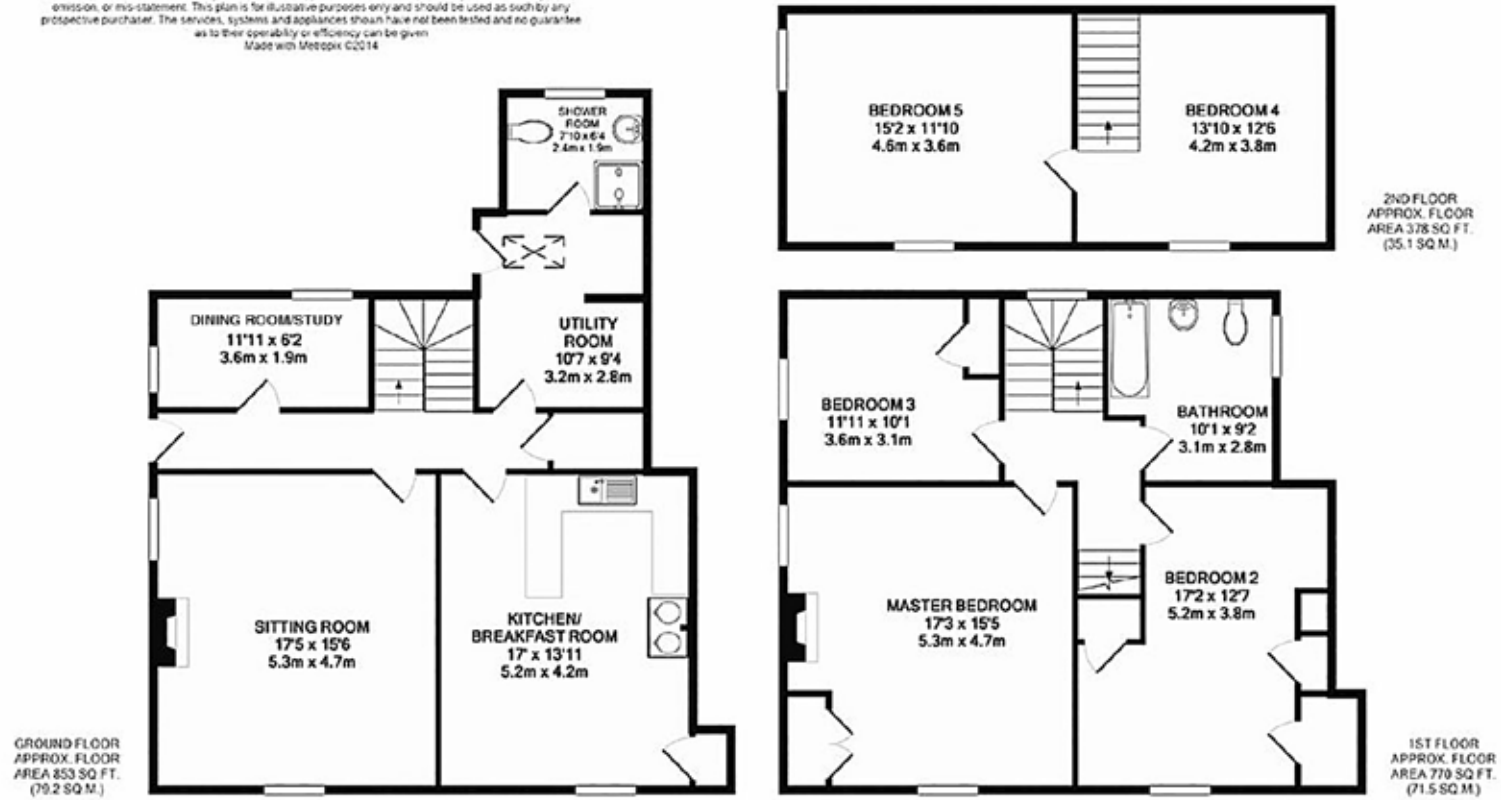
There is a good choice of schools in the area, including a good local primary school near the house, as well as several secondary schools, including Wisbech Grammar. There are a good range of facilities in Downham Market, with a leisure centre, gyms and a swimming pool, as well as new and traditional restaurants and shops. The Hardwick Shopping Centre in Kings Lynn is 25 minutes by car, as is the market town of Swaffham which also has a Waitrose. The historic moated Oxborough Hall, owned by the National Trust, and nearby well regarded pub are a short distance away, while the stunning beaches of Hunstanton and the rest of the north Norfolk coast are very accessible.

OFCH, Mains Water and Septic Tank

The property is Freehold

**TOTAL APPROX. FLOOR AREA 2001 SQ.FT. (185.9 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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