



The Priory
Downham Market | Norfolk | PE38 9BZ

CHARMING GRADE II LISTED HOME WITH ORIGINAL FEATURES



Unveiling History - A Landmark Residence in the Heart of Downham Market!

Step back in time and secure a piece of Downham Market's rich history. This magnificent eight-bedroom residence, believed to be the oldest property in town, boasts a captivating blend of 17th-century charm and contemporary comfort. Sympathetically renovated to retain its period features, the property offers an abundance of flexible living space spanning across four floors, perfect for a discerning family or those seeking a luxurious lifestyle retreat.



KEY FEATURES

- This Eight-Bedroom Residence Boasts 17th-century Charm and Elegance
- Steeped In History with Flexible Living Space Spanning Across Four Floors
- Unwind In the Sauna & Gym or Lose yourself in the Library
- Impress Guests in The Drawing Room or Host Sophisticated Dinners in The Dedicated Dining Room
- Sympathetic Renovations Seamlessly Blend Old and New
- Private Rear Garden, Large Lawn, Mature Trees, And a Charming Courtyard
- Vibrant Town Centre: Enjoy Shops, Cafes, And Restaurants All Within Walking Distance
- Excellent Transport Links, Convenient Access to London, Cambridge, And Ely
- Total Accommodation Extends To An Impressive 4,201sq.ft

Beautiful and Spacious Listed Building

The Priory is a large, beautiful and spacious Grade II listed property, a home with everything you could need for family life. With its eight bedrooms, abundance of living space, and privacy coming from being fully detached, this is a house to take notice of. Whether you have a large family or you enjoy hosting guests, you won't find yourself short of space to entertain, relax and enjoy time at this stunning property. Dating back to the 16th Century, The Priory is steeped in history and original features, and it showcases the wonder of heritage homes. In fact, it's believed to be the oldest house in Downham Market. The old cellar is from the 13th or 14th Century and is noted as being of National Historical Interest.

The current owners moved into The Priory 14 years ago, and it was the size of the property that initially grabbed their attention. They "love the history, the location and the versatile accommodation, providing a lovely home for a family to grow up in." Comprising The Priory and the Coach House - two areas linked by the family kitchen - there's a lot of space to really make this house a home. The current owners explain that "the back is Georgian, the front has a castellated roof" and "one side comprises a Dutch gable and the Coach House has a stable door opening to a courtyard garden," highlighting just how many unique features the property has.

Original Features and Charm

From the moment you enter the home, there is an undeniable charm that stems from the original features. There are many old and original windows with working shutters, providing charm, added security and





KEY FEATURES

insulation, along with open fireplaces. There's even a legend of an underground passageway connecting The Priory with the Swan Hotel, in which Charles I found refuge in 1646. A big advantage of the property is that it's not overlooked and has no immediate neighbours, providing privacy and peace.

The current owners describe The Priory as having "comfort, character and charm," which is obvious as you move from room to room. Every room is as welcoming and as gorgeously designed as the last, with traditional nods throughout. They have chosen the library as their favourite room in the property, a place they spend most of their spare time, but they note that the kitchen is the true hub of the home.

There are eight bedrooms, four of which have en suites, some of which are currently being used as dressing rooms and additional living spaces. This highlights just how flexible the home is. There are plenty of rooms for all of your needs, hobbies and purposes. There's even a sauna, which the current owners use regularly.

Large South Facing Garden

With grassed areas, foliage and space to dine, the exterior of the home ticks every box. The Priory's walled garden contains three trees - each of them several hundred years old - which provide shade and character. The garden is south-facing, meaning there's no shortage of sunshine and light for you to soak up. The garden follows the changing seasons, with the winter flowering cherry in the front garden and the crocus lawn in the early spring. There are daffodils, tulips and climbing roses in the front and rear gardens, all of which add a pop of colour to the greenery.

There's much to love about the local area. It's a friendly town with a sense of community, and the Priory is centrally located, providing easy access to shops, doctors, the weekly market and local amenities. You can head out on walks in the adjacent fields around the town and along the river. In terms of transport links, the home is close to regular trains to Cambridge, London and King's Lynn. It's also only a short drive to the sandy beaches of the Norfolk coast.

























INFORMATION



On The Doorstep...

Fondly nicknamed 'Gingerbread Town' for its charming carrstone buildings, Downham Market stands proudly as one of Norfolk's oldest market towns. Serving as the gateway to the Fens, the town is adorned with a network of scenic waterways for residents to explore. Set against the picturesque backdrop of the River Great Ouse, Downham Market boasts a rich history dating back to Saxon times, evident in its well-preserved collection of historic structures.

Adding vibrancy to the town's character is a lively weekly market, featuring stalls that offer a delightful array, from fresh produce to artisan crafts. Beyond the market, the town offers a diverse range of shops, restaurants, cafés and supermarkets.

How Far Is It To?...

For those with London commutes in mind, Downham Market offers regular, direct train services to London King's Cross, taking approximately 1 hour and 40 minutes. The vibrant city of Cambridge is only 30 miles away.

Directions - Please Scan The QR Code Below

What Three Words Location

Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words.. [///double.outreach.yield](https://double.outreach.yield)

Services, District Council and Tenure

GFCH, Mains Water & Drainage

Kings Lynn and West Norfolk Borough Council - Tax Band G
Freehold



BASMENT
204 sq ft (19.0 sq.m.) approx.

GROUND FLOOR
239 sq ft (22.1 sq.m.) approx.

1ST FLOOR
137 sq ft (12.7 sq.m.) approx.

2ND FLOOR
589 sq ft (54.4 sq.m.) approx.



TOTAL FLOOR AREA : 4201 sq.ft. (390.3 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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