



4 Bailey Square  
Pentney | Norfolk | PE32 1JQ



# A CHARMING HOME



With a setting on a private lane in the popular rural village of Pentney, this charming detached four-bedroom period family home constructed of carrstone is thought to date from the mid-nineteenth century and offers features such as an original fireplace and an exposed stone wall.

The living accommodation is well presented throughout and comprises four bedrooms (one with an en suite) and a family bathroom on the first floor, while downstairs there is a large 24 x 12 ft. sitting/dining room, kitchen with adjoining utility room, living room with a wood burner, and a conservatory.

Extending down one side and to the rear of the property, the garden is laid to lawn with established trees and shrubs, and there is a terraced area abutting the conservatory. There is gated access to the shingled drive at the front of the house with off-street parking for several vehicles, and also a detached garage.







# KEY FEATURES

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- Attractive, Detached Carrstone Cottage plus Detached Garage
- Four Bedrooms, one En-suite and family Bathroom
- Sitting Room/Dining Room, Living Room with brick Fireplace housing a Log Burner
- Kitchen, Utility Room and Conservatory
- Five Bar Gate leading to gravel Driveway
- Well established Gardens with a variety of trees and shrubs
- Total Accommodation extends to 1,893sq.ft

## The Ideal Family Home

"We purchased the property as our family home in 1998 after relocating from Norway," the present owners said. "We weren't looking for a new or modern house but instead had set our sights on an older property with character, and with a decent garden for our children. It was important that they had the freedom to roam in the countryside as we did at that age, which is just not possible to do in towns."

"The house dates back to the early 1800s and is constructed of Carstone, a local iron rich sandstone, with the external walls up to 18" thick. It was once three dwellings but was later converted into two and, subsequently, into a single dwelling. We have uncovered one of the original large fireplaces and still have two of the original doors. Some of the original large beams in the attic are thought to have come from Pentney Abbey."

During their time at the property, the owners have carried out numerous improvements including the addition of a conservatory with a reflective roof in order to ensure the temperature remains cool inside. They also replaced both the kitchens and the bathroom, and had the property double glazed throughout (with leaded lights to keep the character), and had a double-glazed security door and stained bay window added. The loft was also insulated, and a new 2,300 litre oil tank installed. Finally, a new garage (with a small inspection hatch) was built, a multifuel stove fitted, and new slabs laid to the front door entrance

When asked about favourite spaces at the property, the owners replied, "Our long living room, which was always full of children at Christmas and birthdays. And we now have a large ten-seater dining table in our conservatory where we always celebrate Christmas. Our second living room is our cosy room; we demolished a 1960s fireplace to discover the large original fireplace which now holds a multifuel stove."









# KEY FEATURES

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“It is the perfect country house, particularly to raise a family, or could alternatively be used as a wonderful holiday home. It is secluded and nicely tucked away in the peaceful and quiet village of Pentney. Once we move, we are going to miss the space (as we are looking to downsize), and we will certainly miss our neighbours, but most of all will miss the garden wildlife and many the memories of our life here.”

## The Garden

“The garden has always been our special place where we held our children’s parties, and all the local children used to come to play in the summer,” the owners said. “Now it’s our place to have barbecues and enjoy the peace and quiet and listen to the birds, or sit out at night with friends around a fire.”

“The garden is bordered with trees, shrubs and plants around most of the perimeter, and it is also completely enclosed by fencing which has been necessary because we have had many dogs here (as we rehomed them). In the middle of the garden there is the feature of a rockery with trees, plants and shrubs. We certainly have our share of wildlife dropping by as the garden is visited by a variety of birds all year long, and we often have pheasants and birds of prey flying over and in the garden.”

## A Very Special Location

Pentney is a small community situated approximately halfway between King’s Lynn and Swaffham, just off the A47. It is situated close to the River Nar, with the benefit of an attractive village church, and the area surrounding the village is rural and gently undulating. “We love the peace and quiet of the countryside,” the owners said. “There are miles of off-road walking beside the River Nar and all the way to Narborough. Nearby are also Bilney Woods where you will regularly see deer roaming, and buzzards and red kites in flight.”

“There are many fishing lakes within easy reach, many excellent pubs and restaurants, good shopping and a market in the local town of Swaffham,” the owners explained. In addition, the neighbouring village of Narborough has a trout farm and smokery for fishing and outstanding food, a post office/convenience store, a Chinese restaurant, GPs’ surgery and a junior school. If shopping at a supermarket is required, this is found nearby in Swaffham, Downham Market and King’s Lynn.

















































# INFORMATION

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## On Your Doorstep...

There is a direct bus from Narborough to Norwich, Great Yarmouth and King's Lynn, and jump on trains from King's Lynn or Downham Market to London, and to Manchester from Thetford. Access to the main Norfolk towns and the city of Norwich is superb, with Norwich approximately thirty-eight miles to the east, and the celebrated North Norfolk coast can be quickly reached by car.

Directions - Please Scan 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... [///sometime.monument.exploring](http://sometime.monument.exploring)

## Services, District Council and Tenure

OFCH, Mains Water & Cesspool

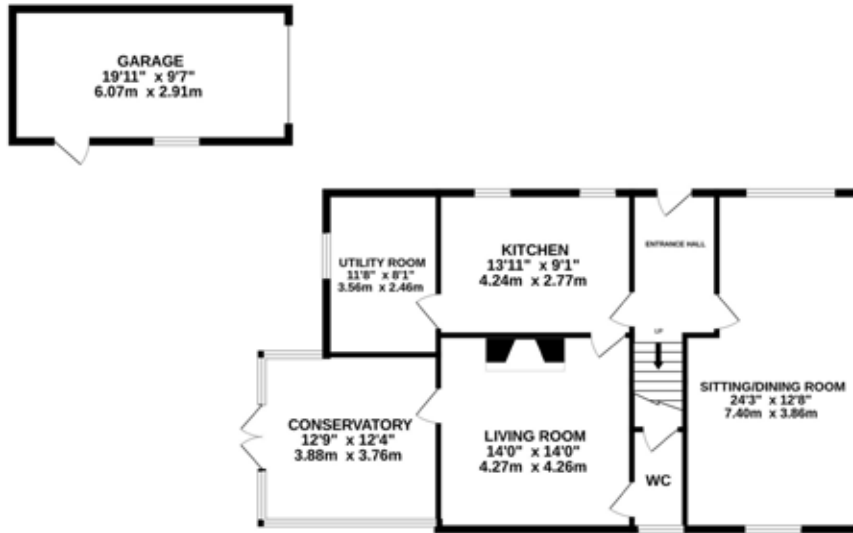
Kings Lynn and West Norfolk Borough Council

Ultra Fast Broadband Available - please see [www.openreach.com/fibre-checker](http://www.openreach.com/fibre-checker)  
Freehold

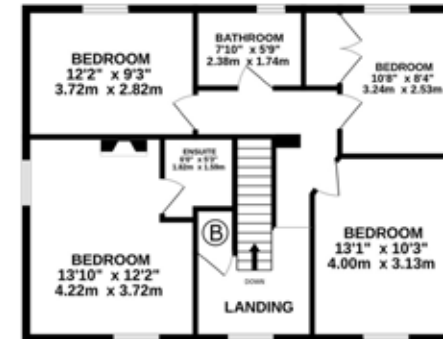




GROUND FLOOR  
1165 sq.ft. (108.2 sq.m.) approx.



1ST FLOOR  
728 sq.ft. (67.7 sq.m.) approx.



TOTAL FLOOR AREA : 1893 sq.ft. (175.9 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
82+	A		
81-81	B		
69-80	C		80 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

Agents notes: All measurements are approximate 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.









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