



Station House  
Smeeth Road | Marshland St. James | Norfolk | PE1 8ES

# RAILWAY DREAMS



With the imagined echoes of a steam train's whistle in the distance and the far-off clatter of the rolling stock on the rails, this former railway station which has been transformed into the most wonderful family home evokes so many pictures.

The stylish brick-built property, so redolent of early Victorian architecture, was put into use in 1848 when the East Anglian railway line first opened.

The current owner has left no stone unturned in preserving the building's character while inside there are all the modern comforts you would expect and a layout skilfully adapted to suit everyday life.



# KEY FEATURES

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- A Fabulous 19th Century Former Railway Station in the Fenland Village of Marshland St. James
- Four Bedrooms (One Ground Floor) and a Family Bathroom
- Open Plan Spacious Kitchen/Hallway and Living Room
- Separate Large Utility Room and Ground Floor WC
- Enclosed Rear Garden
- Gravel Driveway provides Plenty of Parking
- The Accommodation extends to 1,034sq.ft.
- Energy Rating: D

The conversion and renovation of the building has been extensive and began around a year ago, the present owner initially intending to move in but, due to a change in family circumstances, this was no longer possible. "I am looking to sell what has been a labour of love," they said. "Whilst I am saddened that I will not live here myself, I am very happy that we have been part of creating a beautiful home for others to enjoy for many years to come."

## Rich History

When the East Anglian Railway's branch line from what is now called Watlington Station was extended in 1848, the new line took in the villages of Emneth Hungate, Marshland St James and St John Fen's End. Station House was the main railway building at Marshland St James until the line was decommissioned in 1968 due to recommendations presented to the government of the day in the now controversial Beeching cuts. The reports by Dr Richard Beeching in 1963 and 1965 sought to reduce operating losses on uneconomic branch lines, many of them rural, which stemmed from low passenger volumes and the growing road transport network. Station House is one of three original properties comprising Smeeth Road railway station that have now all undergone significant construction and modernisation while preserving many original features. These include the old goods shed behind Station House which was converted into individual dwellings, and the original signal box which was converted in 2005 and stands to the righthand side of Station House. As the present owner said, "Station House and its conversion into a beautiful home completes the transformation of these three unique, and beautiful buildings".





# KEY FEATURES

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## A Sympathetic Conversion

"We set out to transform it carefully into a versatile and beautiful home," the present owner explained. "We have tried to keep the mix between modern home comforts and its heritage and beautiful historic features closely at the heart of the renovation." What was once the waiting room on the right-hand side of the property has now been incorporated into the main building, creating a beautiful open-plan kitchen which retains the original window placement (while updating them with UPVC but still keeping them as sash windows). So the kitchen is triple aspect with the benefit of the three large windows letting in light on three sides. "This opens up the dining area which is large and open – two original walls were restored and kept, conferring real character and warmth to both the kitchen and the dining area." A second wall was removed leading to the open-plan living room, which as a centrepiece has the station's original floorboards on the wall as a feature with LED backlights, and also wall-installed USB plug sockets ready for a television to be mounted on it. "Downstairs, we added a WC, a large utility room and what we would have used as a further bedroom for multi-generational living. This I believe gives the layout a high level of versatility for a new owner, as it could alternatively be used as a playroom, study or snug."

## Exploring Upstairs

"Some of the changes have been more radical as we reorganised the first floor to create a beautiful family bathroom with a skylight. And there is a large master bedroom with the original floorboards, modernised sash windows and a stunning industrial spider light fitting." The two further upstairs bedrooms are effectively blank canvases ready for the new owner to put their mark on them. Some of the original doors have been retained on this floor with the owner ensuring that additional items have been kept to the same style.

## The Outside

"We knocked through to what was the original coal shed to the rear of the property and have created a nice entrance to come in from the rear garden" the owner said. And the garden outside has been levelled and laid to lawn, and is fully enclosed. "The original waiting shelter for the platform framework was left in situ to make a patio area for seating and to enjoy dining outside; running alongside this is part of the original platform." Gravel and gates have been installed to the side of the property while at the front of the property the original railings have been retained.

















# INFORMATION

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## On The Doorstep

"Station House is in such a lovely location with local primary schools, a village hall, a local shop, chemist, a fish and chip shop, and we are not far from a local restaurant that we have been to and loved," the owner said. "There are some wonderful walks from the property that we have enjoyed through the summer months, and it is also quite close to the seaside!" A large West Norfolk Fenland parish about 7 miles southwest of King's Lynn, Marshland St James's name derives from the fact that historically it consisted in part of marshy fen, and this was combined with the name of medieval chapel that stood in the parish. The village has a small selection of amenities including a primary school, the Methodist Church, a mobile post office and a recreation and sports ground with a large play area facility.

## How Far Is It To?

Terrington St John is just under 4 miles away with a primary school, doctor's surgery and pharmacy, police station, village garage, village store, pub, an Italian restaurant and fish and chip shop. The market town of Wisbech which is commonly known as the Capital of the Fens and offers a range of facilities including farm shops, theatres, a swimming pool, library, and a selection of schools including the highly regarded Wisbech Grammar School, and a Salvation Army hall. King's Lynn is approximately 8 miles by car away with a broad variety of shops, supermarkets, restaurants, swimming pool, football club, cinema, theatre and three impressive churches. The nearest train station in Watlington is approximately 7.5 miles away and the line runs between King's Lynn and Cambridge, while King's Lynn station is 10.5 miles away, the Great Northern line running into Kings Cross but also with additional services on weekdays operated by Greater Anglia going to London Liverpool Street.

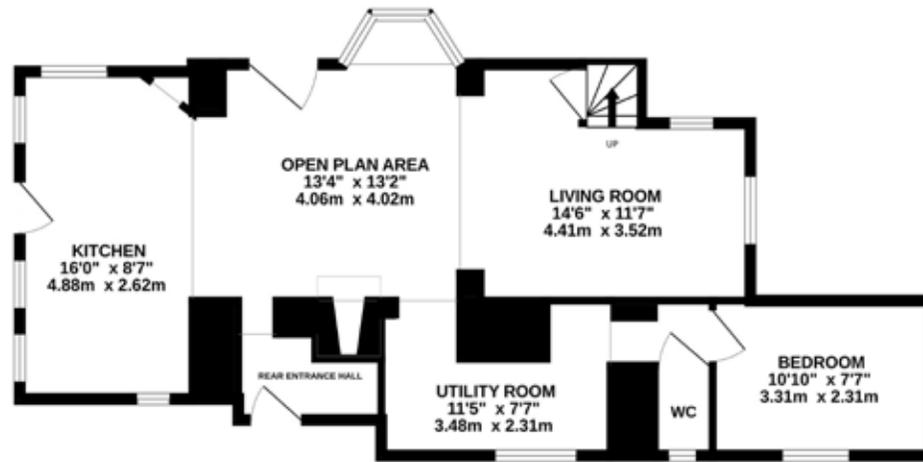
## What Three Words Location

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... [freshest.hourglass.unto](#)

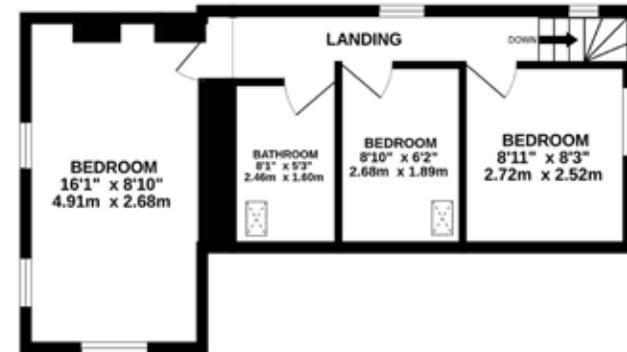
## Services, District Council and Tenure

Oil Central Heating, Mains Water, Private Drainage to Cesspool  
Broadband Available - please see [www.openreach.com/fibre-checker](http://www.openreach.com/fibre-checker)  
Mobile Phone Reception - varies depending on network provider  
Please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)  
Kings Lynn and West Norfolk Borough Council - Council Tax Band A  
Freehold

**GROUND FLOOR**  
661 sq.ft. (61.5 sq.m.) approx.

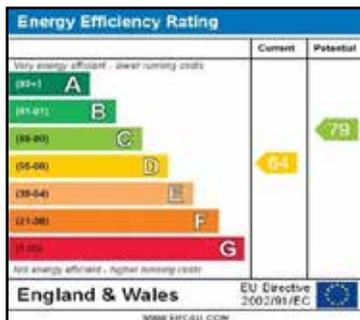


**1ST FLOOR**  
372 sq.ft. (34.6 sq.m.) approx.



**TOTAL FLOOR AREA: 1034 sq.ft. (96.0 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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Fine & Country Fakenham  
11 Bridge Street, Fakenham, NR21 9JG  
01328 854190 | fakenham@fineandcountry.com