



Windy Ridge
Mill Lane | Syderstone | Norfolk | PE31 8RX

SOUGHT AFTER LOCATION



In the peaceful and unspoilt village of Syderstone on a private and enclosed plot, this three-bedroom detached home with a separate and spacious bungalow annexe offers so much flexibility in its layout and is ideal for multi-generational living.

Alternatively you could rent the annexe as a holiday let, or run a business
your options are endless!



KEY FEATURES

- A Detached Family Home with a Self-Contained Bungalow Annexe on a Large Plot in a Quiet Village Location
- In the Main Residence: Three Bedrooms, Family Bathroom, Living Room and Kitchen Open Plan to the Dining Room
- In the Annexe: Two Bedrooms, Kitchen Open Plan to the Living Room, Family Bathroom and Conservatory
- This is the Ideal Home for Multi-Generational Living
- Shingled Drive for Off-Road Parking and Wonderful Countryside Views
- Total Accommodation extends to 1,408 sq.ft. (Main Residence) 681 sq.ft. (Annexe)
- Energy Rating: D for House and Annexe

With two ground floor bedrooms and a separate kitchen and bathroom in the annexe, this is the perfect property for a range of buyers including those requiring separate accommodation for family or perhaps to run a business from home.

Space and Flexibility

"We first purchased the property in 2001," the present owners said, discussing how Windy Ridge was perfect as it meant they could have their elderly parents living with them. "It was just the ideal property as we all had our independence but were close enough to sort out any problems. And the parking and lack of traffic was also heaven after living in London!" The property can be entered either through the front door or a side door. Once through the side door, you step into a convenient entrance area featuring a downstairs WC. The generous kitchen lies beyond with ample worktops, cabinets and room for white goods. It is finished with laminated flooring and includes a large pantry cupboard for added storage. Moving through the wide archway, one enters the dining room, which also has laminate flooring and features an open fireplace. The hallway, entered from both the kitchen and dining room, provides access to all the downstairs rooms. The dual aspect living room extends the width of the house and features a log burner and double doors opening to the rear garden. Ascending the stairs, there is a large landing from which one reaches the principal bedroom with built-in wardrobes and which features breath-taking views of the surrounding fields. In addition to the two further bedrooms, there is also a generously sized family bathroom on the first floor, finished with floor-to-ceiling tiling.

The annexe offers a spacious and well-designed layout. On stepping through the porch, one enters the large living room/kitchen and then a small hallway leads to the two bedrooms and family bathroom. To the rear of the annexe is a bright and well-constructed conservatory. The current owners have continued to make improvements to the property during their time there.





KEY FEATURES

"Both the main house and annexe have had double glazed windows fitted, new boilers and a new oil tank. The conservatory in the annexe has had the back and side front doors renewed, and we installed a new kitchen in it too. We did the same for the main house, updating the kitchen and also installing new doors throughout. The original cast iron Victorian fireplace and surround that we have had now for many years took many hours and gallons of paint stripper to restore it – it will be one of the things I will miss most!" When asked about favourite spaces in their home, the owners replied, "We will miss the conservatory in the annexe as we have used it as a living room – it feels like you are living in the garden but with all the comforts of being indoors, and it's so lovely to watch all the birds – far better than watching tv. As for the main house, you get the most lovely sunrises over the fields at the front and, in the evening, at the back which you can see through the lounge windows. And it's the same with sunsets – sometimes they can take your breath away. It is just a lovely place to live but it is a family house, and just too large now for us now. We will miss it and hope that we find another property as perfect as this one has been."

The Outside

There is a private driveway to the front and the side of the property which provides access to the annexe and also ample space for parking cars and even larger items such as caravans or boats. "In the very large back garden we have three sheds and a large workshop, and also a greenhouse. In the front garden, there are numerous shrubs and a variety of trees including apple, pear and plum." Given the wonderful rural location, it is no surprise that the wildlife is rich in the area. "Red kites soar over most days and what a sight they are! In autumn and winter, the geese arrive from Sweden and Greenland to roost on the marshes at Brancaster and other coastal places. You can hear sometimes hundreds of them long before you see them fly over."

Village Life

The peaceful and unspoilt village of Syderstone dates back well over a thousand years and is known for its large common and also its abundance of wildlife. Syderstone Common is of particular note for the presence of a population of natterjack toads, where the rare toad can still be found. The Common which has SSSI designation is a beautiful wildlife haven popular with birdwatchers, ramblers and dog walkers. The village has a parish church, Saint Mary's, a large medieval building, and a well-equipped children's playing field in the centre of the village.















The Annexe











INFORMATION



On The Doorstep

"There is a strong community in Syderstone with regular events held in the village hall, and different clubs to join and also film nights. The village hall also has a pop-up post office once a week in the morning with all banking facilities," the owners said. "The other advantage is that it is only seven miles to Fakenham from the property, and we are close to Holkham, Sandringham and Wells. There are also so many local walks to be enjoyed." The village is certainly within close driving distance of the surrounding coastal villages such as Wells-next-the-Sea and Brancaster, historic villages and markets towns including Burnham Market, Holt and Fakenham, and other attractive destinations such as Sandringham and Holkham.

How Far Is It To?

Syderstone lies approximately 7 miles to the north of the market and racecourse town of Fakenham in Norfolk. Travelling west, King's Lynn with its major shopping centre and main line connections to London (1 hour and 40 minutes) is about 20 miles along the A148. The Cathedral city of Norwich is approximately 33 miles away, offering a range of cultural and leisure facilities and an International Airport with flights to many destinations, and a direct train service to London.. The beautiful North Norfolk Coast, an area of outstanding natural beauty, is a short drive away.

Directions

Leave Fakenham heading west on the A148 toward King's Lynn and take a right-hand turn into the B1454 signposted Docking/Hunstanton. Continue on this road until reaching the first signpost for Syderstone and turn right into Tattersett Road. Keep following this road as it becomes Mill Lane heading towards the village. The property will be found on the left-hand side.

What Three Words Location

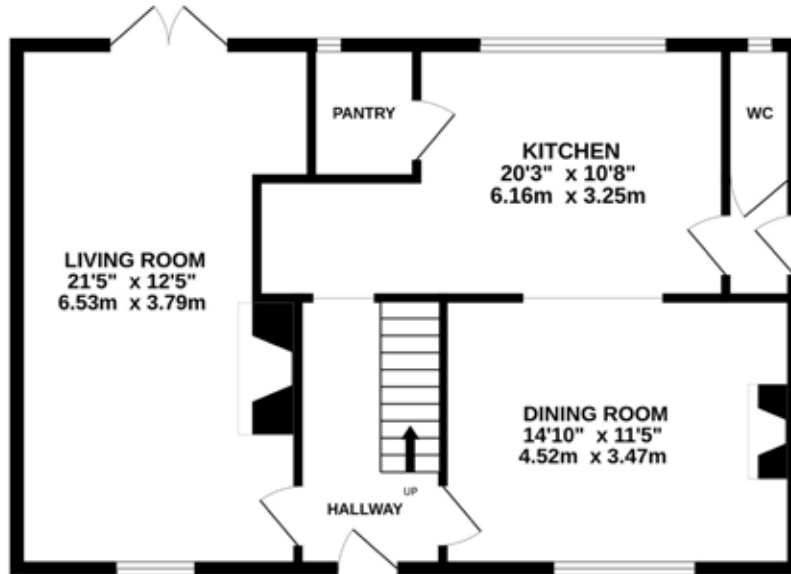
Every three-metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words ... [prude.ferrying.brass](#)

Services, District Council and Tenure

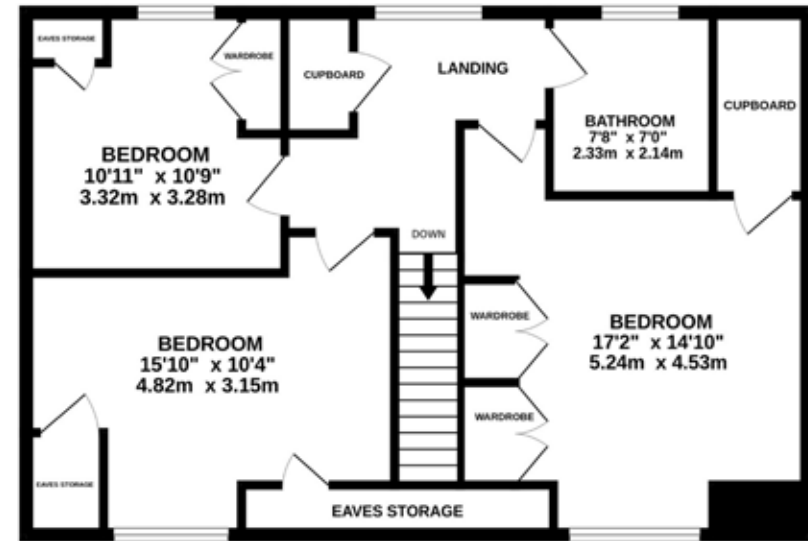
Oil Central Heating, Mains Water, Mains Drainage
Broadband Available - please see www.openreach.com/fibre-checker
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk
Kings Lynn and West Norfolk Borough Council - Council Tax Band D & A
Freehold



GROUND FLOOR
704 sq.ft. (65.4 sq.m.) approx.

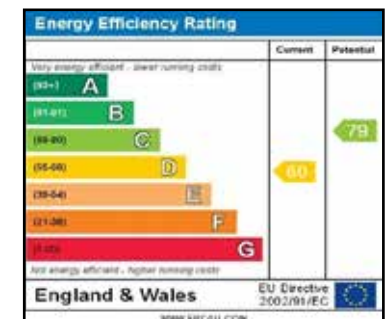


1ST FLOOR
704 sq.ft. (65.4 sq.m.) approx.

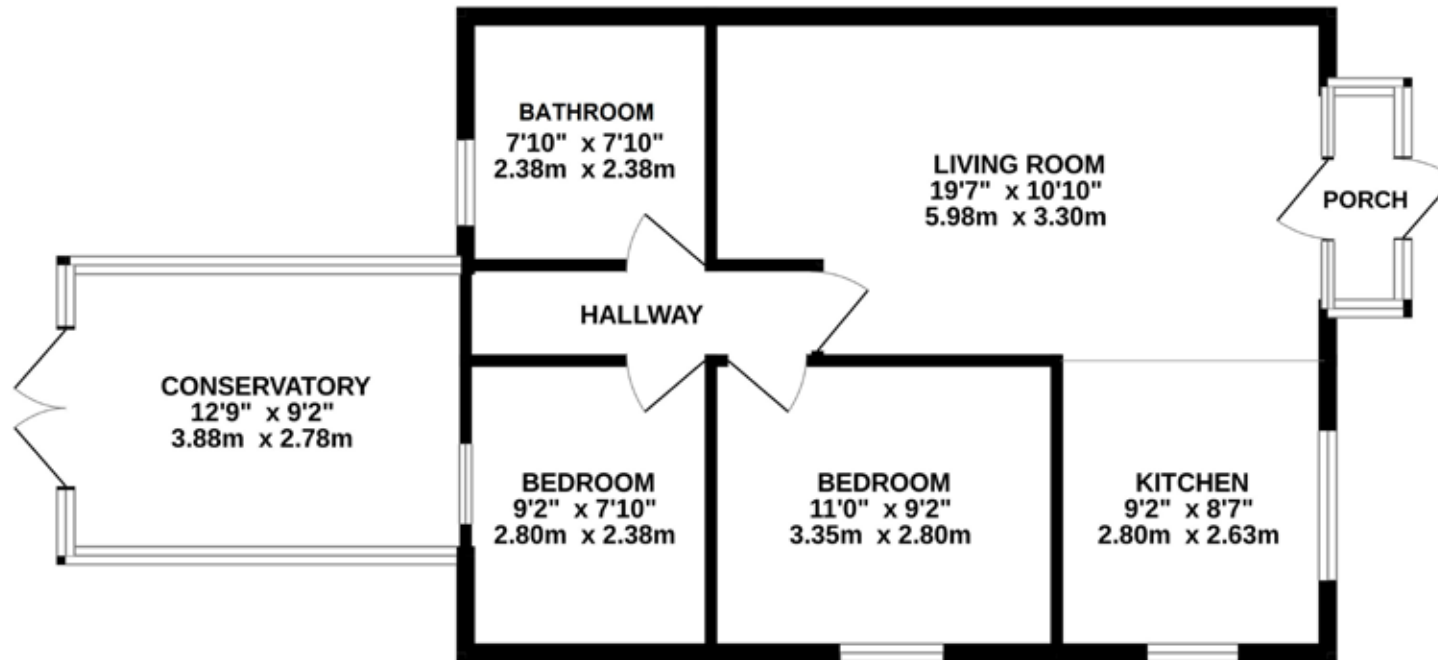


TOTAL FLOOR AREA : 1408 sq.ft. (130.8 sq.m.) approx.

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.
Made with Metropix ©2025

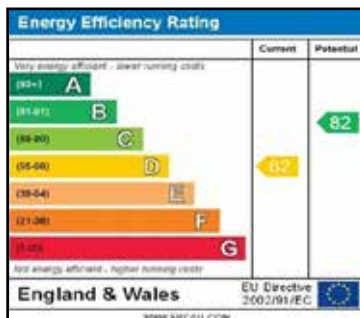


GROUND FLOOR 681 sq.ft. (63.3 sq.m.) approx.



TOTAL FLOOR AREA : 681 sq.ft. (63.3 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.
Made with Metropix ©2025



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.





FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

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.

THE FINE & COUNTRY
FOUNDATION

Fine & Country Foundation, charity no. 1160989

Striving to relieve homelessness.

To find out more please visit fineandcountry.com/uk/foundation



follow Fine & Country Fakenham
on



Fine & Country Fakenham
1 Bridge Street, Fakenham, NR21 9AG
01328 854190 | fakenham@fineandcountry.com

