



50-52 Station Road
Long Sutton | Lincolnshire | PE12 9BP

FINE & COUNTRY

LUXURY HERITAGE



This four-bedroom detached property dating to the mid-17th century is believed to be the oldest in Long Sutton, a vibrant market town, steeped in agricultural heritage.

Over recent years this charming residence has been skilfully transformed into a spacious family home which perfectly blends its rich heritage with day-to-day convenience.

This is more than just a house; it is a home to cherish, offering a rare blend of history, character and modern practicality.



KEY FEATURES

- A Detached Character Property that has been Lovingly Restored
- Four Double Bedrooms and Ground Floor Family Bathroom
- Living Room (with Wood Burner), Dining Room, Study & Family Room
- Kitchen and Conservatory to the Rear
- Large, Mature Plot Offering Privacy and Seclusion
- Period Features include a Striking Maritime Support Beam, Flagstones, Red Brick Fireplaces and Original Floorboards
- Detached Garage and Ample Off-Street Parking on Shingled Drive
- Within Easy Walking Distance of Long Sutton's Town Centre and Amenities
- The Accommodation extends to 2,056sq.ft
- Energy Rating: E

"My journey with this remarkable property began over two decades ago, sparked by a glimpse in a glossy Savills magazine," the current owners explained. "At the time, my family and I yearned for a larger home imbued with the charm of antiques and period features. When we discovered this hidden gem in Long Sutton, it was love at first sight; the house exuded an irresistible charm, like a scene plucked from a picture postcard. We were astonished by the value it offered, a dream come true that seemed almost too good to be true."

A Living Piece of Lincolnshire History

Believed to be the oldest house in Long Sutton, 50-52 Station Road is a remarkable detached home dating from around the 1860s. Originally three separate cottages, the property has been lovingly restored and combined into a spacious family residence that merges period character with modern comforts.

Improvements and Restoration

In their twenty years at the property, the current owners have gone to great lengths to restore the property to its former glory. "We embarked on a comprehensive modernisation project, carefully stripping away layers of old carpets, some dating back to the 1920s, to reveal exquisite oak boards beneath. In some of the bedrooms, these boards measured an impressive 14 inches wide, while 9-inch Victorian floorboards graced other areas, punctuated by elegant parquetry in the upstairs hall." The owners engaged a renowned local master plasterer to skilfully replaster the walls using traditional techniques, respecting their unique rounded contours. As the process continued, the house gradually shed its layers of neglect, revealing the timeless beauty that lay within.

So Many Features

The unique character of 50-52 Station Road is evident in its many distinctive features. Oak beams, a hallmark of the property's construction, are present throughout, with a particularly striking support beam that was salvaged from the dismantled local shipyard centuries ago. This remarkable feature serves as a tangible link to the nearby town's maritime past.





KEY FEATURES

The main entrance hallway is adorned with flagstones, while the dining room and living room boast charming red brick fireplaces, and a wood-burning stove in the latter adds a touch of warmth and ambiance. The study showcases a beautiful cast iron 1940s coal-burning fire, a decorative reminder of a bygone era, carefully preserved despite the installation of modern central heating. The pantiled roof, a distinctive feature of Norfolk architecture, is particularly noteworthy. Historical records and a rare photograph reveal that the house was originally thatched, adding another layer to its rich history. The Hawthorne hedge to the right of the property, visible in the old photograph, still stands today, a testament to its age, estimated to be at least two hundred years old. The photograph also provides a glimpse into the past, revealing that the house was originally three separate cottages, later combined into the dwelling seen today.

The Accommodation

Inside, the property offers three generous reception rooms, a practical kitchen, and a serene rear conservatory/garden room. The family bathroom is conveniently located on the ground floor. Upstairs, four double bedrooms are set into the roof, each with sloping ceilings and individual character, and there is even space to add an en suite if desired. The entrance hall, with its flagstone floor and storm porch, sets a welcoming tone, while the home's many period features create a sense of warmth and authenticity.

The Outside

Set well back from the road behind a white picket fence and a beautiful cherry tree, the property provides ample off-road parking for at least four cars, with further space to the side. "The garden itself is a sprawling oasis of tranquillity, its mature trees creating a sense of privacy," the owners said of the extensive rear garden. They have set aside a dedicated wild area at the back to encourage local wildlife and bees, while a large lawn and productive vegetable garden provide space for recreation and homegrown produce. "Over the years, we have erected marquees on several occasions for special events, including our children's birthdays," the owners said of the garden which has played host to many family celebrations. The garden is adorned with a diverse collection of mature trees, including pear, plum, birch, willow, a mature olive tree, twisted willow, cherry, and hazelnut trees, while a small herb garden is conveniently located just outside the back door near the old well which is perfect for keen cooks.

What Makes It Special

"The house possesses a unique atmosphere, a palpable sense of history and character." There is no doubt that the property is unlike any other in the town, a distinction that has made it a local landmark; the red brick façade and Norfolk pantile roof contribute to its distinctive visual character, and its location on the most sought-after road in Long Sutton add to the appeal.





























INFORMATION



On The Doorstep

Long Sutton is a thriving market town in the heart of the Lincolnshire Fens, rich in history and community spirit. A short 5 to 10 minute walk from the property brings one to the town centre, where there are parks, a library, a medical centre, a sports centre, and both primary and secondary schools. The historic market square is home to St Mary's Church, renowned for its unique lead-covered timber spire, the oldest and tallest of its kind in Europe. The town's Georgian houses, regular markets, independent shops, cafes, and public houses make it a lively and welcoming place to live. Leisurely walks in the park and meals at local pubs are part of daily life, and the town's agricultural heritage is evident everywhere. "The proximity to Norfolk and Cambridge has also been a significant draw, allowing me to regularly visit numerous nature reserves," the present owners said, mentioning the marshes located just 5 miles from the property which are a haven for birdwatchers. "The beautiful Sandringham Forest and Titchwell Nature Reserve, with its stunning beach and resident seal colony, have been favourite destinations for many years."

How Far Is It To?

Wisbech, with its supermarkets and secondary schools, is around 10 miles away, while the historic town of King's Lynn with its mainline rail station providing direct services to London Kings Cross and Cambridge is approximately 13 miles to the east. Peterborough, with its extensive shopping and rail links, is about a 40 minute drive. For lovers of the outdoors, the marshes and nature reserves of the Norfolk coast are within easy reach, with Sandringham Forest and Titchwell Nature Reserve both popular destinations. The beautiful beaches and birdwatching opportunities of the North Norfolk coast are easily accessible for day trips, and are a haven for birdwatchers.

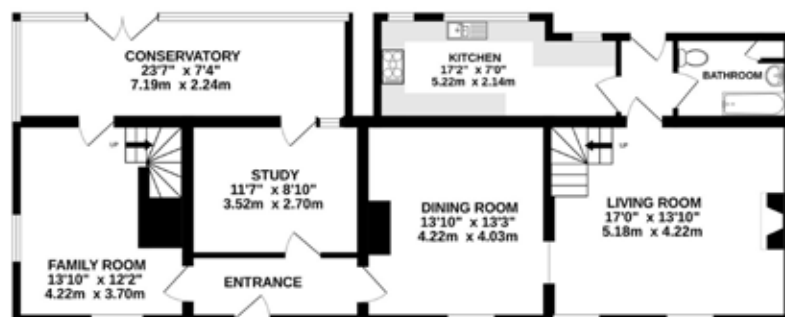
Directions

From the centre of King's Lynn, take the A17 eastbound towards Sutton Bridge. Continue on the A17, following signs for Long Sutton. At the roundabout, take the third exit onto Station Road (B1390). The property is set back on the right, marked by a white picket fence and mature cherry tree and identified by a Fine & Country For Sale Board.

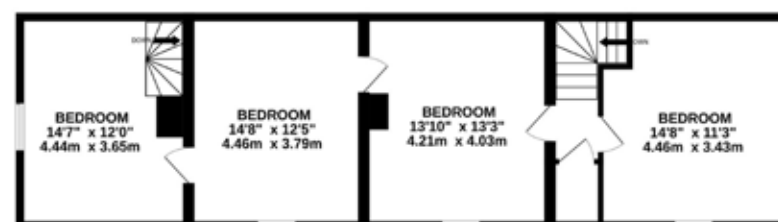
Services, District Council and Tenure

Gas 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.gov.uk
South Holland District Council - Council Tax Band D
Freehold

GROUND FLOOR
1216 sq.ft. (113.0 sq.m.) approx.

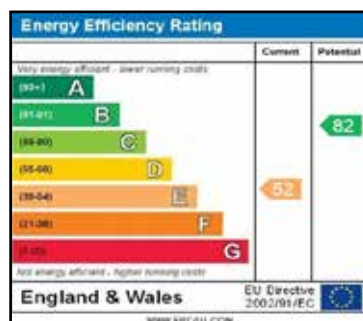


1ST FLOOR
840 sq.ft. (78.0 sq.m.) approx.



TOTAL FLOOR AREA : 2056 sq.ft. (191.0 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
1 Bridge Street, Fakenham, NR21 9AG
01328 854190 | fakenham@fineandcountry.com

