



Manor Farm
165 Fitton Road | Wighenhall St. Germans | Norfolk | PE34 3AY

PERFECT BALANCE



Tucked away in a wonderfully private plot of just under an acre and surrounded by amazing field views, this handsome early Victorian home perfectly balances rural seclusion with excellent connections.

Its elegant, four-square brick façade, original features and exceptional gardens make it a true country retreat. Set in the heart of the West Norfolk countryside, it is a rare find: a beautifully proportioned period home with stunning gardens, total privacy, and an abundance of wildlife, yet just minutes from rail and road links to Cambridge, London and the coast.



KEY FEATURES

- An Attractive Victorian Detached House in a Private Rural Setting
- Three Bedrooms - One En Suite, Family Bathroom and Shower Room
- Generous Living Room with Wood Burner and Dining Room
- Snug/Office and Garden Room
- Kitchen/Breakfast Room and Separate Utility Room
- Exquisite Designed 'All-Seasons' Garden with Productive Kitchen Garden, Pond & Mature Specimen Trees extends to 0.83 of an acre (stms)
- Large Outbuilding used as a Gym but potential for Home Office
- Detached Double Garage and Shingled Courtyard providing Ample Off-Street Parking
- Flexible Wing with Independent Access, Ideal for Multi-Generational Living or Guest Suite
- The Accommodation extends to 2,624sq.ft
- Energy Rating: F

"We were drawn by the perfect privacy, the handsome architecture, and the huge potential we could see in Manor Farm," the present owners said, who purchased the property in 2002. Built by James Stibbon in the early Victorian period, Manor Farm is one of a group of distinguished brick-built farmhouses along Fitton Road, notable for their elegant proportions and timeless charm. Over the last two decades, the owners have sensitively improved the house, reinstating fireplaces, exposing beams and other original features, raising ceilings, and adding a stunning garden room with a solid, insulated roof for year-round comfort. "In summer it's not too hot and, in winter, it's a great way to feel we're enjoying the outdoors whilst staying snug."

A Home with Character and Flow

The house's layout is both practical and welcoming. The main home flows beautifully, with a strong connection to the gardens and a sense of space that "Somehow seems bigger than it is". The former bakehouse wing has been converted to provide a generous entrance hall, laundry, WC, shower room and a flexible home office/living space which has been designed to easily transform into a self-contained area for a teenager, older relative or as guest accommodation. The outbuilding which at present houses the gym, could equally be suited for use as a large home office.

Simplicity of Design

"In essence, the house is a simple, brick-built four-square building," the owners explained. "Manor Farm's charm is its simplicity, its domestic scale, its working chimneys (the house has three wood-burning stoves), and the fact that it was built when people cared about the orientation of buildings." The garden room and garden terrace face east for the morning sun while the main house faces south to maximise light, and the 'working courtyard' (which is now a large gravel courtyard space for parking) is to the north, so the flower border opposite the kitchen window faces south. "This is perfect for a flower border, which we've turned into a cottage garden, giving colour pretty much from February to November."





KEY FEATURES

Favourite Spaces

The owners highlight the south-facing bedrooms for their wonderful light and garden views, and the garden room as a year-round favourite; "It's hard to beat a Sunday morning with coffee and a newspaper here, whatever time of year it is". The living room is especially atmospheric at Christmas, with a roaring fire and soft lamplight, while the kitchen/breakfast room and adjacent dining room with the outdoor dining terrace have hosted countless celebrations: "The dining room is a very generous space for four people, perfect for six, great for eight and fine for ten – at a squeeze. Spilling outside in the summer, with the sun setting, dragonflies in the air and plenty of drinks ... it's hard to beat!"

The Grounds

Manor Farm's grounds extend to 0.83 of an acre (stms) and are a true haven, masterfully designed by one of the owners who is a qualified garden designer into a series of "rooms" that offer interest and colour throughout the year and which are linked by pathways between them. The house is enveloped by its own land, ensuring privacy and a wonderful refuge in which to lose oneself. The east garden is productive, with local varieties of apples trained into cordons and an espaliered pear tree, soft fruit bushes, a spacious greenhouse and many raised beds. Right next to the house is a terrace facing east and in the summer months, this is where the sun first hits the house. "It's perfect for early-morning coffee, birds singing, church bells ringing in the distance." Just to the south is a larger terrace, which is preferred for high summer because it offers some shade, planted up with ferns and cool-looking planting, the sound of moving water as a backdrop. The main lawn, bordered by lavender, box, and roses, leads to a small meadow with spring bulbs and mature specimen trees, including a mulberry, fine-leaved beech and liquidambar. There are three ponds: a formal koi pond in the sub-tropical garden, a large wild pond and a small bog pond at the garden's southern end. Wildlife thrives there, from dragonflies and bats to woodpeckers, skylarks, kestrels, stoats, badgers, foxes, ducks, and owls. "Happily, the wildlife generally co-exists with the garden priorities – with the occasional exception for moles. We've worked really hard to be careful, organic gardeners, and we've been richly rewarded," the owners said, adding, "The night sky here can be incredible,"

On Leaving

What sets Manor Farm apart is its seamless relationship between house and garden. "The gardens are an extension of the house – you can track the sun from dawn to dusk in different parts of the garden, always finding a perfect spot to sit," the owners said. "We will miss everything about how the house just 'works', and the beautiful gardens. We'll also miss the mix of 'totally rural' with 'very well connected'. We'll miss the beautiful light, the night sky and the peacefulness. We'll miss the incredible variety of nature in this little spot. Not sure anything will beat watching a fox cub having the time of her life bodysurfing one of our box hedges shortly after dawn, and mock-pouncing on her mum."





































INFORMATION



On The Doorstep

Wiggenhall St Germans is a friendly and historic village, set on the banks of the River Great Ouse and surrounded by open farmland. The village is home to a primary school, St Germans Academy, a well-stocked Post Office, the Crown & Anchor public house, and the magnificent 13th-century St German's Church, renowned for its medieval carvings which feature unique bench ends depicting the seven sins. There's a thriving community spirit, and regular bus services connect to King's Lynn and Downham Market. The nearby Church Farm Rare Breed Centre at Stow Bardolph, Stow Hall Gardens, local farm shops, and scenic walking and cycling routes all add to the area's appeal.

How Far Is It To?

Manor Farm is ideally placed for both countryside living and access to local amenities. The mainline railway station at Watlington (with direct trains to Cambridge and London Kings Cross) is just under 2 miles away, while King's Lynn, with a variety of shops, supermarkets, schools, and hospital, is around 6.5 miles to the north. Downham Market is around 7 miles, and the North Norfolk coast, Sandringham, Houghton Hall, and Oxburgh Hall are all within easy reach for days out. The A10 and A47 provide excellent road links to Cambridge, Norwich and beyond.

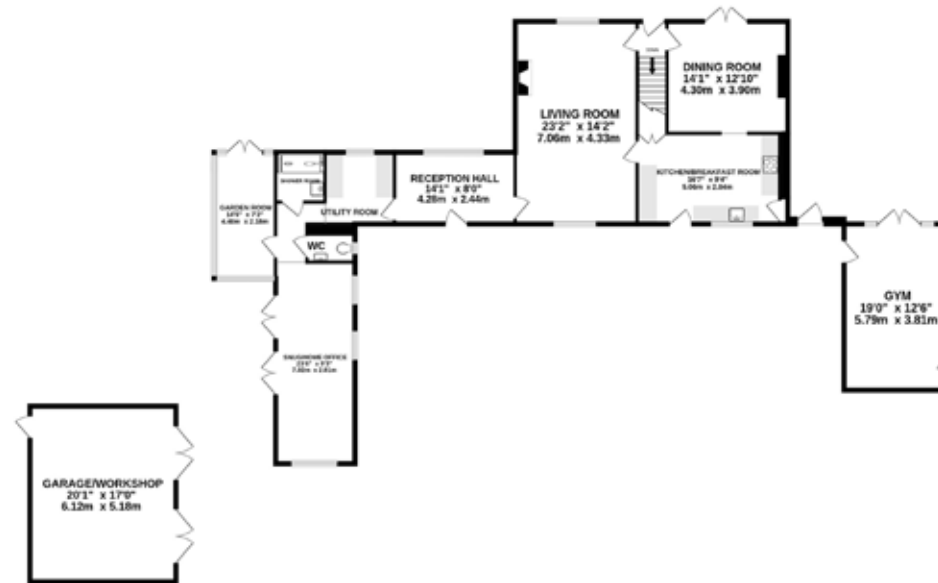
Directions

From the centre of King's Lynn, head south on the A148 then take High Road which turns left and becomes Lynn Road. Continue on Lynn Road until it turns left and becomes Fitton Road. Manor Farm will be found on the left, set back from the road.

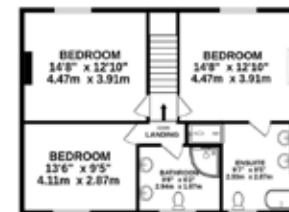
Services, District Council and Tenure

Electric Heating, Mains Water, Drainage via Septic Tank
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 E Freehold

GROUND FLOOR
1981 sq.ft. (174.7 sq.m.) approx.

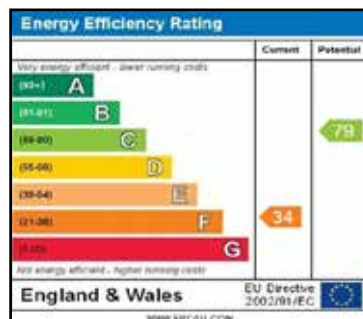


1ST FLOOR
743 sq.ft. (69.0 sq.m.) approx.



TOTAL FLOOR AREA: 2624 sq.ft. (243.8 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 G2025



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

