



39 Church Road
Flitcham | Norfolk | PE31 6BU

FINE & COUNTRY

A DREAM REALISED



Nestled at the end of a quiet cul-de-sac directly opposite the ancient Norman church of St Mary's, this property is a unique, flint-fronted Swedish home set in the heart of Flitcham's conservation area. Designed and built to the owner's exacting specifications, this beautifully maintained house offers privacy, space and a rare standard of comfort.

With its wraparound gardens, triple glazing, and flexible layout, it is the perfect place to enjoy Norfolk's countryside and vibrant village life, with easy access to King's Lynn and the coast.



KEY FEATURES

- A Unique, Swedish Designed 'Hedlunds' Timber Frame Home situated in Flitcham
- Flint-Fronted and Built to Scandinavian Standards of Insulation with Triple Glazing
- Four Double Bedrooms (One with En Suite and Walk-in Dressing Room) and Family Bathroom
- Flexible Ground Floor Layout with Bedroom Four/Office and Shower Room – Suitable for Multi-Generational Living
- Spacious Open Plan Dual Aspect Living/Dining Room with Swedish Fireplace and Wood-Burning Stove
- Dual Aspect Kitchen/Diner with Garden Views
- Separate Utility Room
- Wraparound Gardens extend to 0.3 of an acre with Mature Fruit Trees, Vegetable Patch and Established Perennials
- Modern Double Garage with Light, Power and Side Access
- Prime, Peaceful Location beside Grade II Listed St Mary's Church and Bordering Sandringham Estate
- Total Accommodation extends to 1,983sq.ft
- Energy Rating: C

This is a rare opportunity to acquire a unique, beautifully designed home in a peaceful conservation village, with wonderful gardens, flexible living space, and a welcoming community on your doorstep.

High Quality Home, Exceptional Location

For many years, it was the late owner's dream to build a high-quality Swedish house in England and, after much searching, she chose this special plot in Flitcham. "Our mother viewed several potential plots before she chose this one on Church Road. There were many, many reasons which made the plot the perfect choice," her family said. The position across from the church at the end of a short cul-de-sac provides privacy, tranquillity and exquisite views in all directions. Flitcham's status as a conservation village, its proximity to Sandringham, and the lively, friendly community made it the ideal place for her retirement and for welcoming family and friends. "As it is a conservation village, she knew it would not be spoiled," the present owners emphasised. The land borders the Sandringham Estate, and members of the royal family take an interest in the village, attending the church and, occasionally, the Old Bell, which is the local community centre.





KEY FEATURES

Unique Design

The house itself is a Swedish 'Hedlunds' timber frame property, built to a high specification with triple glazing and insulation, ensuring low running costs and year-round comfort. Upon completion it was featured in the company's marketing brochures. The layout is typically Scandinavian, with generously sized bedrooms and a flexible upstairs landing ideal for children to play or relax (or, indeed, for a sofa bed or two if additional temporary accommodation is required). The ground floor is well arranged for entertaining, with a spacious living/dining room featuring a traditional Swedish fireplace and wood-burning stove. "The layout of the house is extremely flexible regarding bedroom space and working at home requirements," the family explained. Impeccably presented throughout, the house has been consistently and carefully maintained since it was built.

Favourite Spaces

The entire ground floor was a favourite for the late owner, who loved to entertain and garden. "Our mother loved to cook, especially cakes and biscuits. When she wasn't cooking, entertaining or gardening, she enjoyed reading, writing and sketching in the ground floor bedroom/office. She liked birds and watched them feeding from the living room with the French doors open," her family recalled. The living/dining room, with its wood-burning stove, is a cosy space for gatherings, while the kitchen's garden views make it a delight for anyone who enjoys nature and light.

The Outside

The 0.3 acre garden wraps around the house, bordered by hedges for privacy and shelter, and offers picturesque views of the church from both front and rear. "Our mother loved to 'fika' in the front garden on fine days, and entertain in the rear garden in summer. A family wedding at St Mary's Church was accompanied by a marquee and festivities in the front and back gardens," the family said. The garden is filled with established perennials, bulbs and mature fruit trees – including apple, pear, and cherry – all bearing fruit. The vegetable patch, not planted this year, has fertile soil that has produced a wide array of crops over the years. Wildlife is abundant, with a friendly robin, barn owl, pheasants and deer often seen from the house. A generous modern double garage with light, power and a pedestrian door provides excellent storage and workshop space.

On Leaving

"We will miss staying in this beautiful house, the meals and barbecues in the garden, the long walks, evenings in the Community Centre and the folk nights. Most of all, we will miss the link to this beautiful part of Norfolk," the family reflected.

































INFORMATION



On The Doorstep

"There are many long walks available in the vicinity, especially behind the house," the family explained. "The peacefulness and beauty of the village, and its wonderful night skies are unsurpassed." Flitcham is a picturesque conservation village, renowned for its welcoming community and beautiful countryside setting. The village borders the Sandringham Estate and is home to St Mary's Church, a Grade II listed Norman building. The community centre, known as the Old Bell, doubles as a pub and hosts a popular folk night, darts club, poker night and monthly village dinners. There is a thriving bowls club, cricket team and regular church events. The village primary school is nearby, and the area is perfect for walking, with routes through the Sandringham Estate and to Snettisham beach. There is Congham Hall for tea or a meal, and also Abbey Farm just a short stroll away, which is famous for its bird hide which attracts visitors all year round and for its conservation work. It has won numerous conservation awards and the farmer regularly hosts educational tours of the land. Shops and further amenities are available in nearby Hillington, which is within walking distance, and King's Lynn is a short drive or bus ride away.

How Far Is It To?

Flitcham is ideally placed for both rural living and access to local towns and the coast. King's Lynn is approximately ten miles (fifteen to twenty minutes by car), with its mainline rail station offering direct services to Cambridge and London. Norwich is about forty miles by car. The North Norfolk coast, including Snettisham and Hunstanton, is just fifteen minutes away. There is a reliable bus service (route 33) from Flitcham to King's Lynn, Hunstanton, the Queen Elizabeth Hospital, and surrounding villages, running three times a day.

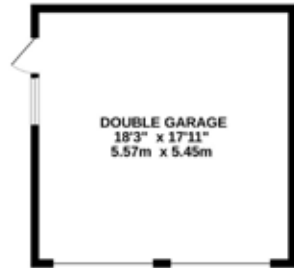
Directions

From the Shell roundabout in Fakenham, take the A148 east towards King's Lynn. After approximately 12.5 miles, at Hillington, turn right into the B1153 signposted for Flitcham. Continue for just over half a mile into Flitcham village. Turn left onto Church Road and follow the lane to its end, where 39 Church Road is found beside St Mary's Church, clearly identified by the Fine & Country For Sale sign.

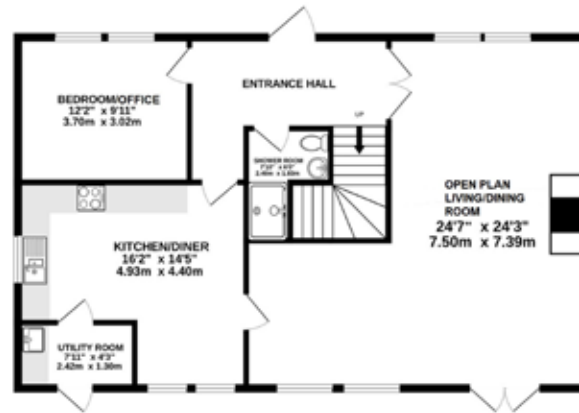
Services, District Council and Tenure

Oil Central Heating, Mains Water, Private Drainage via Septic Tank.
Broadband Available - FTTC - please see www.openreach.com/fibre-checker
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk
King's Lynn & West Norfolk Borough Council - Council Tax Band G
Freehold

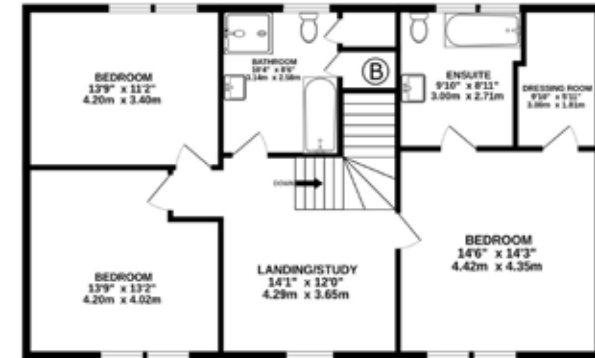
GARAGE
326 sq.ft. (30.3 sq.m.) approx.



GROUND FLOOR
994 sq.ft. (92.3 sq.m.) approx.

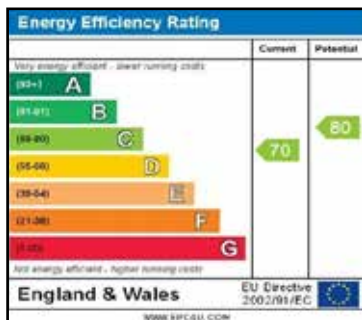


1ST FLOOR
989 sq.ft. (91.6 sq.m.) approx.



TOTAL FLOOR AREA: 1,983 sq.ft. (184.1 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

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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.

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Fine & Country Foundation, charity no. 1160989

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