



Ravenscroft
Main Road | Fincham | Norfolk | PE33 9ET

LUXURY AND PRIVACY



Set well back from the road behind electric gates and a sweeping drive, this substantial detached family home is set in approximately two acres of beautifully landscaped grounds. With a versatile layout, the property offers privacy, space and a peaceful rural lifestyle in the heart of West Norfolk.



KEY FEATURES

- A Substantial Detached Family Home with a Versatile Layout in the Village of Fincham
- Five/Six Double Bedrooms and Three Bath/Shower Rooms
- The Principal Bedroom benefits from Vaulted Ceilings, a Dressing Room, En-Suite and a Large Balcony
- Living Room with Feature Fireplace and Wood Burner
- Study/Bedroom Six
- Garden Room with Wood Burner and Bi-Fold Doors to the Garden
- Generous Kitchen/Dining Room with Separate Utility Room and Two Ground Floor WC's
- Four Bay Garage; Two Enclosed and Two Open
- Extensive Parking and Electric Gated Entrance
- Outbuilding/Workshop with Boiler/Heating, providing a Central Workshop, Two Small Offices and Storeroom
- The Plot extends to around 2 acres (stms) and includes a Large Ornamental Koi Pond with Decking and Pergola
- The Accommodation extends to 3,404sq.ft
- Energy Rating: D

With a purity of design, architecturally this property evokes the Mid-Century Modern movement and is an exceptional opportunity to acquire a peaceful, versatile family home in a secluded rural setting, with the exquisite views across the West Norfolk countryside. The large workshop area also offers an ideal opportunity for those wishing to run a business from home.

So Much to Offer

Ravenscroft was originally the village doctor's house in the 1960s, with an extension added some ten years ago. "We would describe the house as peaceful, relaxing and homely," the present owners shared. As if the house was not perfect as it was, during their tenure they have made it a labour of love to enhance and improve the property as their forever home. The property's position, set well back from the road and positioned almost centrally on its plot, ensures privacy and security, while the electric gate and long driveway create a sense of arrival. The house exudes a bright and airy ambiance, thanks to expansive windows that usher in copious amounts of natural light. The ground floor is highly versatile, providing ample space for a large family to gather and enjoy each other's company.

Extensive Improvements

Over the last sixteen months at the property, the improvements undertaken by the current owners have been truly exhaustive and extensive – and the appeal to a new owner is that everything has been done for them, with little or no further work necessary when moving in. The complete refurbishment has included a new room layout to facilitate open plan living, new ceilings throughout with larger detailed coving, oak doors installed throughout with new architrave surrounds, and an upgrade to the heating with all radiators replaced, with 2 feature patterned cast iron radiators with exposed polished copper pipework in the kitchen dining room.





KEY FEATURES

A solid wood hand-painted kitchen and all flooring replaced, with tiling in the kitchen and in the garden room, and new carpets laid with new underlay throughout. Two new wood burners have been introduced which have never been used, with granite feature hearths and all new stainless steel exposed flue fittings, and also large feature oak reclaimed fire surrounds and beams. The property has undergone a partial rewire, and has been replastered and recently fully re-decorated throughout. Most remarkably, there is also a truly unique 11 ft. fully automated reef aquarium in the garden room with its own plant room!

Favourite Spaces

The living room, adorned with a dual aspect window, stands out as the brightest room on the ground floor, illuminated by natural light, while the wood burner adds a touch of warmth during those winter months. The principal bedroom is particularly impressive, boasting a private ensuite, a dressing area and, perhaps its most striking feature, the vaulted ceiling with beautiful, exposed beams. It also has the benefit of a spacious balcony, and this inevitably is a favourite spot for enjoying open views across the garden and fields throughout the year. The owners particularly value the peacefulness and rural location: "The views across the fields are spectacular." The versatility of the living spaces with a choice of reception rooms in which to make oneself at home, has made the house ideal for large family gatherings and multi-generational living.

The Grounds

The plot, encompassing around two acres (stms), is mostly laid to lawn and surrounded by mature trees that enhance its secluded allure. If the list of improvements to the house has been extensive, this also applies to the work undertaken outside. The gardens have been fully landscaped with larger additional turfed areas, and both the outdoor seating areas and pond/filtration system have been refurbished. There is an 11 ft. fully automated reef aquarium in the garden room with its own plant room and, also outside, a large decking area for entertaining. The formal lawns are dotted with specimen trees, and the grounds provide space for children to play or for gardening enthusiasts to create their own haven. The gardens are a haven for wildlife and provide a tranquil backdrop to family life. The property's privacy is further enhanced by its position on the plot and the mature planting that surrounds it. There is ample parking for multiple vehicles on the drive, a double carport flanked by two single garages, and a separate 40ft by 20ft workshop. This has its own central heating system and has been divided into up to give two small offices, a small storeroom and a central workshop area. A compressed airliner is fitted throughout as it was previously occupied by a small business.

On Leaving

Reflecting on their time at Ravenscroft, the owners said, "We love the peacefulness and the rural location. The views across the fields are spectacular." They will miss the privacy, space, and the sense of home they have created over the years.





































INFORMATION



On The Doorstep

Fincham is a well-connected village with a garage, public house and a most attractive 14th-century church. A primary school can be found in the neighbouring village of Shouldham, approximately 2 miles away, with secondary schools at Downham Market, as well as a fast train service to London Kings Cross. Both King's Lynn and Swaffham are around 10 miles away, offering further facilities including supermarkets, shops, restaurants and leisure amenities. The area is renowned for its walking and cycling routes, and the historic market town of Swaffham boasts a popular Saturday market and many interesting historic buildings. The village sits on the A1122, a Roman road, and has a rich history reflected in its architecture and community life.

How Far Is It To?

Ravenscroft is ideally located for access to both local amenities and wider connections. Downham Market is just over 5 miles away, offering a mainline rail service to London Kings Cross (approximately 1 hour, 30 minutes). King's Lynn and Swaffham are each around 11 and 9 miles respectively, providing a full range of shopping and services. The North Norfolk coast can be reached in about 40 minutes by car, and the cathedral city of Norwich is approximately 1 hour away.

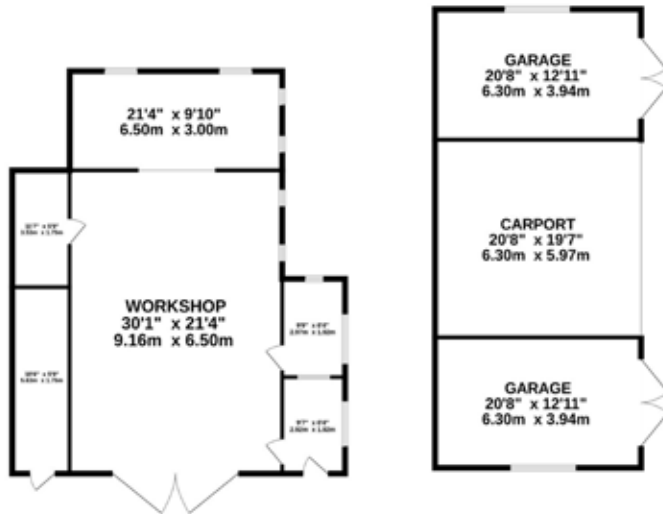
Directions

From the centre of King's Lynn, take the A10 south from the Hardwick roundabout and at the next roundabout take the first exit onto the A134, then turn left signposted Shouldham into Mill Road. Continue on Mill Road/Norwich Road until taking a right turn into Marham Road/Swaffham Road. Turn left at the junction with the High Street and continue on Swaffham Road, then take a left. The property will be found on the left as identified by a Fine & Country For Sale Board.

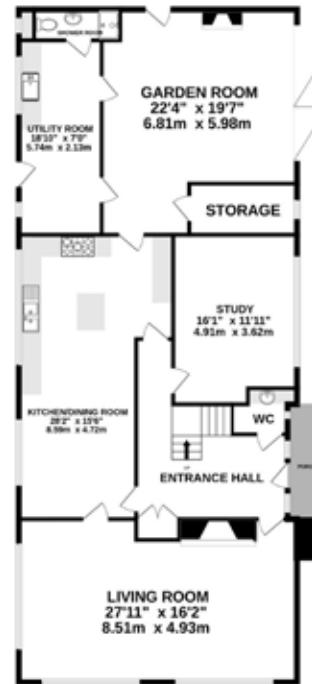
Services, District Council and Tenure

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Broadband Available - 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 and West Norfolk Borough Council - Council Tax Band F Freehold

OUTBUILDINGS
2085 sq.ft. (193.7 sq.m.) approx.



GROUND FLOOR
1823 sq.ft. (169.4 sq.m.) approx.

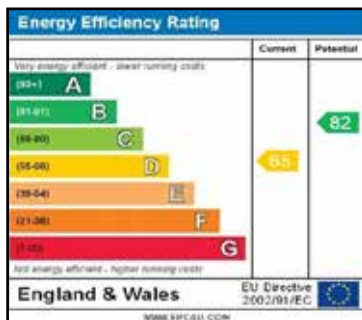


1ST FLOOR
1581 sq.ft. (146.9 sq.m.) approx.



TOTAL FLOOR AREA : 5489 sq.ft. (509.9 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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