



Northfield Cottage
76 Lynn Road | Southery | Norfolk | PE38 0HT

WIDE HORIZONS



Forming part of a distinguished enclave of homes on a private lane in Southery, this unique and beautifully remodelled property enjoys a rare sense of openness with breath-taking views on three sides. From its origins as a head stableman's cottage through to its thoughtful expansion, the property weaves together heritage flourishes, elegant modernisation and a tranquil connection to the surrounding landscape.



KEY FEATURES

- An Attached Property in a Rural Setting with Stunning Uninterrupted Fenland Views
- Four Double Bedrooms, One with an En-Suite plus a Family Bathroom
- Two of the Bedrooms benefit from Walk-in Wardrobes
- Large Living Room/Dining Room with Wood Burner
- Generous Sitting Room with Dual French Doors opening to Garden
- Conservatory overlooking Gardens and Fields
- High-Specification Kitchen/Diner with Capri Granite Worktops and a Lacanche Range
- Generous Utility Room/Boiler Room
- First-Floor Landing doubles as a Study Area
- Well-Stocked Rear Garden with Summerhouse
- Ample Off-Road Parking
- The Accommodation extends to 2,826sq.ft
- Energy Rating: C

The present owners have invested heavily to make significant enlargements and improvements, with every aspect finished above and beyond normal building specifications. High-quality fittings, thoughtfully designed open living spaces and generous glazing throughout serve to maximise light and showcase the far-reaching views, ensuring a seamless connection between the home and the wonderful vista surrounding it.

Instant Attraction

"We could see the potential to create a stunning, spacious home for our family in its own wraparound grounds and overlooking the Norfolk Fen," the owners said when asked what first drew them to the Northfield Cottage. "We appreciated the space, peace and quiet and beautiful outlook which the property offered, and we knew we wanted to renovate the very basic cottage and put all our love and effort into turning it into a special home for our family."

A Labour Of Love

Having completed the purchase in 2003, the owners set about turning it into their dream home. "It was small and very basic. It didn't have a central heating system and there was no private water supply." They embarked on a schedule of significant enlargements and improvements, making sure everything they did surpassed normal building specifications. "We built an extension, and modernised and improved the existing structure. The property also had a new roof, plumbing, electrics, windows, plastering, bathrooms, kitchen, utility room, bedrooms and walk-in wardrobes. We laid Travertine, slate or solid oak floors downstairs, aiming for a high spec and quality in everything we did." In the kitchen, they installed a Franke by Porsche kitchen sink and draining board unit, along with integrated fridge, freezer and Bosch dishwasher, and in both the kitchen and utility room Capri man-made granite worktops. "And I have a Lacanche double oven which has never seemed excessive or out of place in the large farmhouse kitchen." And, finally, the interior was decorated using Little Greene paints in neutral colours for a calm, contemporary feel.





KEY FEATURES

Rich Heritage

Formerly the head stableman's cottage, Northfield Cottage is believed to be between a hundred and a hundred and fifty years old and retains historical features, including a porch laid with original bricks which are now unobtainable in that size. Over generations, the property has been used as a smallholding and once even served as an organic worm composting farm. Positioned at the highest point of what was once an "island," the home offers a unique vantage among the Fens, seamlessly blending historic identity with modern quality.

So Much To Offer

Upon arrival, the home's setting is immediately striking – the almost wraparound grounds deliver privacy and sweeping views of the landscape. "Our home is particularly spacious and airy with stunning Fen views on three sides. The location is incredibly peaceful and tranquil, and we have always felt very safe and secure here, feeling that we truly own our own little piece of England. With the grand Georgian house next door, and three neighbouring nearby barn conversions, we feel that we are part of an exclusive community as we do not get any traffic or passers-by." The living and entertaining space is extensive, with the triple-aspect lounge opening via patio doors to the rear garden – ideal for summer gatherings. Every room has been designed to maximise light, flow and comfort, making everyday life both practical and luxurious. And then there are those wonderful little touches that matter so much, such as the high-quality walk-in wardrobes with heat and lighting which have been built in two bedrooms and floor-to-ceiling wardrobes in another, and the large utility room for processing laundry. "This property will be very, very hard for us to beat elsewhere, and we have been so lucky to have lived here."

Favourite Spaces

"We love every room that we have created: the large kitchen was designed for entertaining and is very practical in its layout. The bathrooms are luxurious spaces. The large lounge has two sets of patio doors to the rear garden, great for summer entertaining. Above all, we love the countryside views from every room." The flexible landing doubles as a home office, featuring floor-to-ceiling shelving, while the principal suite and en-suite provide ample space to unwind and recharge. "It's a truly wonderful house for entertaining due to the layout and space available."

The Outside

The rear garden is attractively maintained and designed for easy upkeep, featuring mostly lawn alongside a spacious terrace – perfect for those who appreciate peaceful outdoor relaxation and the tranquillity provided by the neighbouring fields and abundant wildlife. It is fully enclosed with fencing and also features a summerhouse. And the gardens are also well stocked for productivity, with two apple trees, a pear tree, and a plum tree. Owing to the property's orientation, there is always somewhere to sit and relax in sun or shade – front, side, or back, with fantastic privacy and those rural vistas. Wildlife is a regular delight, with sightings of deer, woodpeckers, birds of prey, hedgehogs and badgers.





























INFORMATION



On The Doorstep

"Southery is a great place to live and for children to grow up in, for families, and for both younger and older couples alike," the owners noted. There is a vibrant rural community there, with a local shop, pub, church, village hall, playgroup and hairdresser, in addition to a visiting post office van, and a fish and chip van. The Ofsted-rated "Good" primary school is highly regarded and the area offers a variety of clubs, events and societies, making it a welcoming place for local residents. There are regular community events at the village hall, active church groups and fun happenings at the village pub, with the famous annual charity Phil's Ride taking place each August. "The village is easily accessible, yet we are tucked away and cannot fault the Southery community," the owners said.

How Far Is It To?

Excellent travel links via the A10 ensure swift connections to Ely, Downham Market, Cambridge and King's Lynn, with mainline rail services available nearby for onward travel to London and Cambridge. The property is around 17 miles (about 30 minutes by car) from King's Lynn, with its rail station offering regular services to Cambridge and London and a wide selection of shops and amenities. Downham Market at approximately 5 miles by car, and Ely at around 13 miles, both offer secondary schools, supermarkets and further mainline rail links. The North Norfolk coast, renowned for its wildlife and beaches, can be reached by car in under an hour.

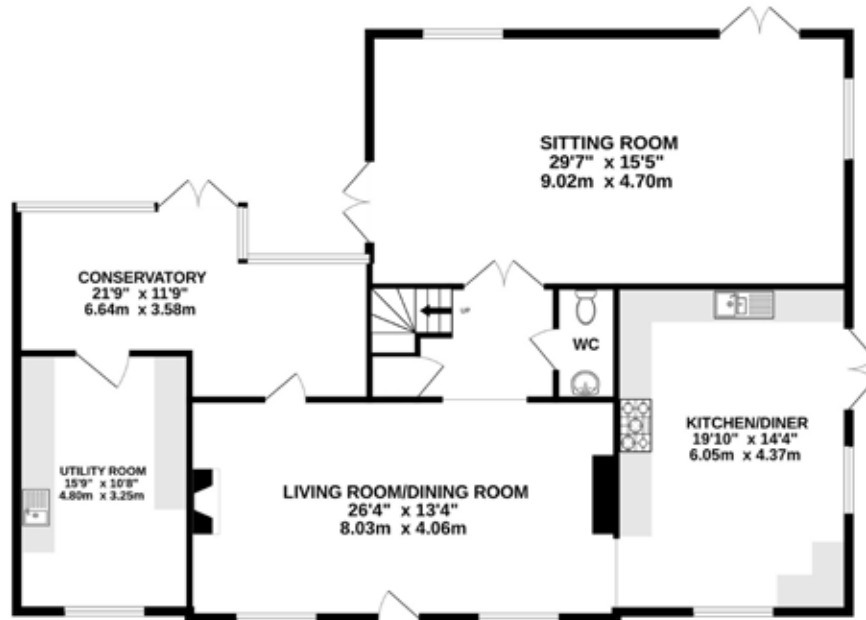
Directions

Leave King's Lynn heading south on the A10. Continue through Setchey and down toward Denver and Downham Market. Remain on the A10 heading toward Ely, passing through Hilgay. Upon reaching Southery, turn left off the A10 onto B1160 Lynn Road. Northfield Cottage, number 76, will be found along a private lane on the left, clearly identified by Fine & Country For Sale Board at the entrance to the property.

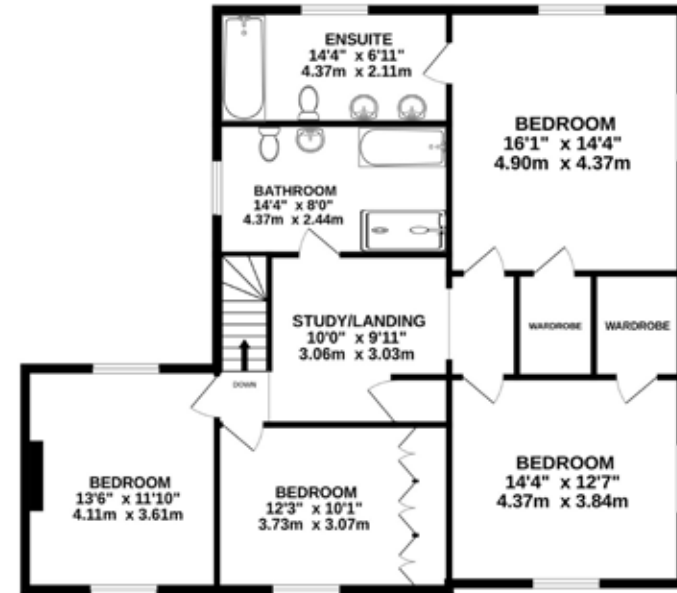
Services, District Council and Tenure

Oil Central Heating, Mains Water, Septic Tank 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 C
Freehold

GROUND FLOOR
1639 sq.ft. (152.3 sq.m.) approx.

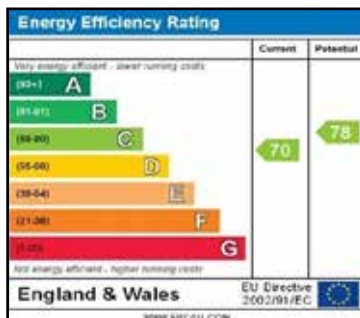


1ST FLOOR
1186 sq.ft. (110.2 sq.m.) approx.



TOTAL FLOOR AREA : 2826 sq.ft. (262.5 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

