



“Lower Farm Stud” | East Winch | Norfolk



The late 18th C. 4 bedroom carrstone & pantiled Norfolk farmhouse located in rural setting close to Kings Lynn. 3 reception rooms, 4 dble. bedrooms. Stores & outbuildings PLUS substantial new ancillary block with cart sheds, office, gym & media room.

**GROUPS OVER 3 ACRES (stms)
with far reaching countryside views.**

Guide Price £850,000

Folio: C/517ts





- Entrance Hall
- 3 Receptions
- Breakfast Kitchen
- Utility Area & Cloaks.
- 4 Double Bedrooms
- Ensuite to Master
- Family Bathroom & Sep WC



- Dble Cart Lodge, Office, Media Rm & Gym
- Workshop / Store
- Mature Grounds of c. 3.06 acres
- Rural Location with Far Reaching Views – Tree Lined Driveway
- No Onward Chain

Lower Farm Stud comes to the market offering a rare opportunity to acquire a traditional Norfolk farmhouse with the valuable additional of a high specification, detached outbuilding providing generous ancillary accommodation. Set in mature grounds of over 3 acres the house is estimated to date from about the late 18th century, in traditional carrstone faced walls and galletting and pantile roofs. Accessed via a tree lined lane this is an exceptional opportunity for rural countryside living whilst still being within only an 8 mile drive of all the amenities offered in nearby King's Lynn. The current owners purchased the property around 2014 and have made numerous improvements and upgrades in that time including a new bathroom suite, the creation of an ensuite to the master bedroom and wool carpet being laid in the first floor bedrooms. Finishing touches such as premium traditional toggle switches have been added and all windows and external doors to the main house were replaced with new bespoke solid oak frames by Bullen Joinery, Cromer. The principal reception rooms to the ground floor benefit from functioning fireplaces with a multifuel stove in the sitting room, woodburning stove in the dining room and an impressive York stone fireplace in the drawing room ready for a stove to be installed. Of particular note is the detached two storey outbuilding providing extensive ancillary accommodation. Constructed around 2020 it is some 40' in length and completed to a good specification with air conditioning and solar panels. It provides for a gym room and double cart shed to the ground floor along with an office and impressive media room to the first floor. **Viewing is highly recommended to appreciate the amount of accommodation on offer and the particular merits of the setting.**

Entrance Hall 13' x 7' 6" (3.96m x 2.29m) (max)

With tiled floor, exposed ceiling beam, ceiling spotlights, column radiator and stairs to the first floor landing. Store cupboard under stairs.

Sitting Room 16' 1" x 16' 1" (4.9m x 4.9m)

With French doors to the garden, fireplace with multifuel stove, wooden surround and stone hearth, column radiator and points for wall lights.

Drawing Room 16' 3" x 15' 10" (4.95m x 4.83m)

Dual aspect with French doors to the garden, York stone open fireplace, seagrass carpet, column radiator and points for wall lights. Open to;

Reading Nook 6' x 4' 4" (1.83m x 1.32m)

With large picture window overlooking the garden and alcove with shelving.

Dining Room 16' 5" x 12' 11" (5m x 3.94m)

With tiled floor, fireplace with woodburning stove and oak beam above, column radiator, alcove with shelving, ceiling spotlights, points for wall lights and store cupboard.

Breakfast Kitchen 13' 9" x 12' 11" (4.19m x 3.94m)

Dual aspect with fitted wall & base units, fitted worksurfaces, tiled surrounds, stainless steel 1½ bowl sink with drainer & monobloc tap, point & space for a freestanding range cooker with extractor above, point & space for a dishwasher, ceiling spotlights, exposed ceiling beam and column radiator. Store cupboard housing the oil fired boiler.

Utility Area 10' 5" x 5' 8" (3.18m x 1.73m)

With fitted base units, fitted worksurfaces, stainless steel sink with drainer & monobloc tap, point & space for a washing machine, point & space for a tumble dryer, tiled floor, towel radiator and points for wall lights.

Downstairs WC 5' 6" x 3' 7" (1.68m x 1.09m)

With low level WC with hidden cistern, hand basin with tiled surround, tiled floor, column towel radiator and point for a wall light.

Stairs to First Floor Landing

With atrium style rooflight, column radiator and airing cupboard with hot water cylinder and programmer.

Bedroom 1 16' x 15' 9" (4.88m x 4.8m)

Dual aspect with exposed ceiling beam, column radiator, points for wall lights and hatch to loft space.

Ensuite 7' x 5' 7" (2.13m x 1.7m)

With low level WC with hidden cistern, hand basin with mixer tap set on pine worksurface, shower cubicle with glazed screen, door and Mira thermostatic shower with digital control, tiled floor, tiled surrounds, column style towel radiator, ceiling spotlights and extractor.

Bedroom 2 16' 2" x 15' 10" (4.93m x 4.83m)

With exposed ceiling beams, column radiator and points for wall lights.

Bedroom 3 13' 8" x 12' 8" (4.17m x 3.86m)

With column radiator and points for wall lights.

Bedroom 4 12' 10" x 12' 3" (3.91m x 3.73m)

With cast iron decorative fireplace, column radiator and points for wall lights.

Bathroom 9' x 6' 6" (2.74m x 1.98m)

With hand basin set into wooden worksurface and cupboard below, panelled bath with thermostatic rainfall shower above and glazed screen, column style towel radiator, tiled floor, tiled surrounds and extractor.

Separate WC 6' 6" x 3' 1" (1.98m x 0.94m)

With low level WC with hidden cistern, hand basin with mixer tap, tiled floor, tiled splashback, column radiator and skylight window.







Detached Outbuilding & Cart Lodge

Constructed in 2020 to the owners specification with brick & carrstone lower sections, wooden framed and clad upper sections with oak beam work and a pantiled roof finished with 20 solar panels.

Double Cart Lodge

Open fronted with door to;

Gym 19' 9" x 19' 2" (6.02m x 5.84m)

Dual aspect with ceiling spotlights and air conditioning.

External Staircase to;

Office 19' 9" x 14' 2" (6.02m x 4.32m)

With oak stable style door, 4x skylight windows, air conditioning, doors to eaves space and hatch to loft space.

Media Room 19' 8" x 14' 2" (5.99m x 4.32m)

With 4x skylight windows with blackout blinds. Screen and sound system available by way of separate negotiation.



Detached Workshop / Store

Workshop Area 15' 9" x 9' 11" (4.8m x 3.02m) (max – partition wall with opening)

With external door, lighting and power points.

Store Area 10' 1" x 9' 6" (3.07m x 2.9m)

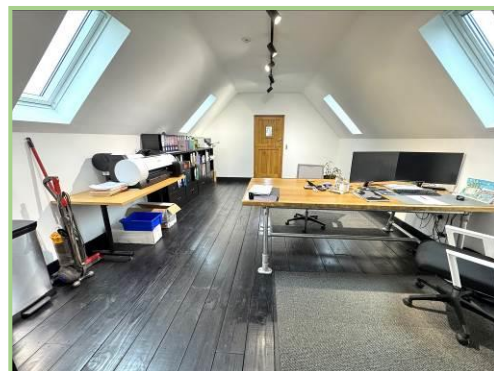
With external double doors, lighting and power points.

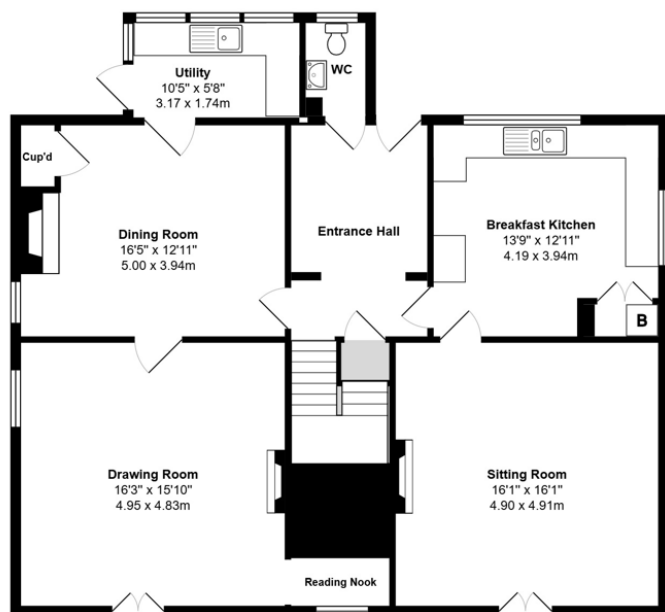
Fridge Room / Store Area 9' 11" x 3' 6" (3.02m x 1.07m)

With external door and power point.

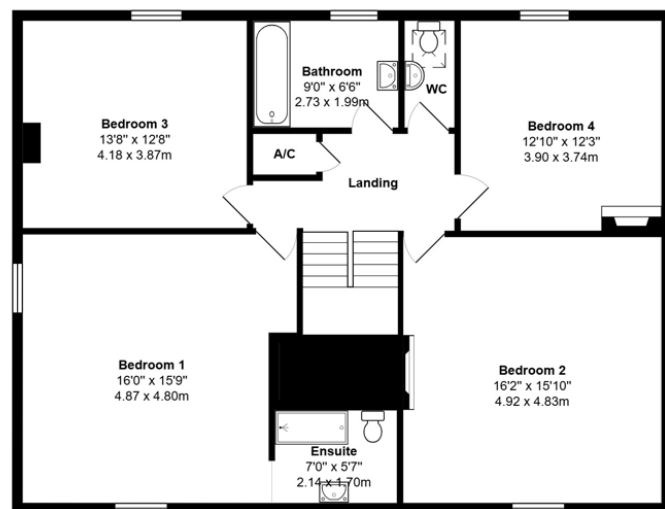
The Grounds – over 3 acres (stms)

The property is accessed off Church Lane which eventually leads to a public bridleway. At the bottom of this bridleway, a gated private tree lined driveway can be found which provides access to **Lower Farm Stud** along with some neighbouring barn conversions. There is a large gated driveway laid to gravel providing a vast amount of parking and turning space, with covered parking available for two vehicles in the cart shed. The principal garden can be found at the front of the property with paved patio area across the front of the house. The majority is laid to lawn with some established bushes and trees along with a period carrstone wall with gate leading to the side paddock. An allotment area with glass greenhouse has been partitioned with further spacious of lawn area behind and a covered log store. A further paddock area can be found on the other side of the driveway with various trees. Our Clients advise that several hundred trees have been planted during their occupation including English Walnut, Hazel, Cherry and Aspen, amongst others.

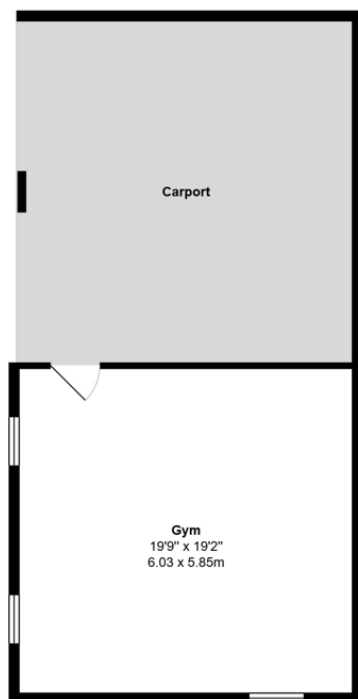
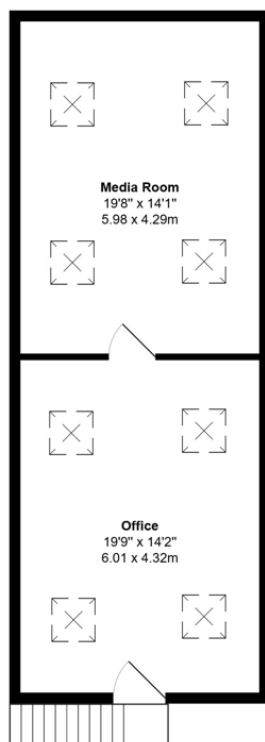




Ground Floor



First Floor

Ancillary Outbuilding
Ground FloorAncillary Outbuilding
First Floor

Outbuilding

Lower Farm Stud, Church Lane, East Winch, King's Lynn, Norfolk PE32 1NL

Total Floor Area Approx: 3247 ft² ... 301.7 m² (excluding carport, store, workshop)

Illustration for identification purposes only. All measurements are approximate and not to scale.

LOCATION PLAN – For Identification Purposes Only

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B		
69-80	C		
55-68	D	79 C	
39-54	E		
21-38	F		
1-20	G		

Energy Performance Certificate (EPC) The EPC for this property is provided by an Energy Assessor independent of LANDLES. Applicants should view the complete EPC report online at <https://www.epcregister.com/reportSearchAddressByPostcode.html> and searching by postcode.

Services Mains water and electricity are understood to be available. Independent drainage. Oil fired radiator central heating. These services and related appliances have not been tested.

Council Tax Enquiries indicate the property is assessed at Council Tax Band "F" with a current annual charge of £3,148.64, 2024/2025.

Tenure Freehold. Vacant possession upon completion.

Viewing Further details and arrangements for viewing may be obtained from the appointed selling agents, **LANDLES**

Negotiations All negotiations in respect of this property are to be carried out strictly via the Agents, **LANDLES**

Anti-Money Laundering Directive: Prospective purchasers will be required to provide the usual PROOF OF IDENTITY documents at the stage of agreeing a subject to contract sale.

OFFER REFERENCING: Applicants who wish to put forward subject to contract offers agree to the selling agents, LANDLES, making the usual enquiries in respect of chain checking, to provide evidence of a lenders mortgage application in principal note, and to provide proof of funds on request, etc.

Privacy Statement: The LANDLES Privacy Statement is available to view online or upon request.

SUBJECT TO CONTRACT: ALL NEGOTIATIONS IN RESPECT OF THIS PROPERTY REMAIN SUBJECT TO CONTRACT AT ALL TIMES. Please read the IMPORTANT NOTES included on these Particulars.

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