



Folgate House | Narborough Road | Pentney | Norfolk



The Substantial, period 4 bedroom residence incorporating a well configured, modern extension in the Norfolk village of Pentney. Attractive carrstone & pantiled front façade with mature, well kept grounds extending to approximately ½ acre (stms)

5 reception rooms, 4 double bedrooms inc. 2 ensembles.

Barn, Store & Garage

Guide Price £725,000

Folio: N/240ts





- Entrance Hall
- Living Room
- Dining Room
- Drawing Room
- Garden Room
- Breakfast Kitchen & Utility
- Study



- 4 Bedrooms, 2 Ensuities
- Family Bathroom
- Impressive, Mature Grounds Extending to C. ½ acre (stms) including Natural Pond
- Store Barn, Garage & External Store
- Gated Gravel Driveway

Offered to the market with no onward chain, **Folgate House** is a beautifully presented residence traditionally faced in Norfolk carrstone with a clay pantiled roof. Around 12 years ago the property was thoughtfully extended at the rear to create an impressive sitting room and garden room, both with large windows overlooking the impressive garden, along with a new master bedroom suite to the first floor. The centrepiece and heart of the property is the traditional country style kitchen. Fitted with good quality units, there is a central island, inbuilt plate rack and oil fired AGA. Adjoined to the main house on the East side is understood to have been a former chapel which works well configured as a separate study with exposed carrstone feature wall, a utility room and boot room. Externally, the grounds extend to approximately ½ acre (stms) and are very well maintained. To the front, the property benefits from a gated gravel driveway with carrstone walling affording ample parking along with access to the detached barn. The rear garden provides plenty of privacy and is very well stocked with shrubs, bushes and young fruit trees including apple, pear, Victoria & greengage plum. There are various planting borders along with some raised beds and a greenhouse, ideal for vegetable growing. Following the lawn down, a West facing garden cabin has been erected with power connected and at the bottom, there is a natural pond with seating area. **Pentney** is a moderate sized West Norfolk village conveniently located off the A47. This location offers residents rural living and access to the surrounding Norfolk countryside whilst still being within a short drive of the amenities provided in the nearby towns of King's Lynn and Swaffham including supermarkets, restaurants along with independent retailers. The nearest primary school is a short 5 minute drive away in the neighbouring village of Narborough.

Entrance Hall

With glazed & panelled front entrance door, tiled floor, part panelled walls, leaded glazed door to Living Room, ceiling spotlights, radiator and stairs to first floor landing.

Living Room 18' 5" x 15' 5" (5.61m x 4.7m)

With large picture window overlooking the garden, 'Charnwood' woodburner on tiled base and 2 radiators.

Garden Room 10' 6" x 8' 5" (3.2m x 2.57m)

Dual aspect with large windows, 3 Velux skylight windows, French doors to the patio, electric underfloor heating, vertical radiator and points for wall lights.

Dining Room 16' 3" x 12' 6" (4.95m x 3.81m)

With panelled walls, feature fireplace with decorative surround & stone hearth, alcoves with integrated bespoke shelving, radiator and points for wall lights.

Drawing Room 11' 7" x 11' 5" (3.53m x 3.48m)

With parquet style flooring, York stone fireplace, cupboard built into alcove, radiator and point for a wall light.

Breakfast Kitchen 18' 6" x 14' 5" (5.64m x 4.39m) (max)

Dual aspect with a traditional style country kitchen comprising fitted wall & base units, fitted work surfaces, central island, oil fired AGA, electric oven, electric 4 ring hob with extractor above, ceramic 1 & 1/2 bowl sink with drainer and monobloc tap, integrated dishwasher, integrated under counter fridge, plate rack, larder cupboard, tiled floor, tiled surrounds and ceiling spotlights.

Study 16' 4" x 10' 10" (4.98m x 3.3m)

With exposed ceiling beams, exposed carrstone feature wall and large picture window to front aspect.

Rear Lobby / Boot room 10' 6" x 6' 5" (3.2m x 1.96m) (max)

With external door to rear garden, storage cupboard, tiled floor and radiator.

Utility Room 10' 5" x 6' 10" (3.18m x 2.08m)

With fitted base units, ceramic sink with drainer & monobloc tap, point & space for a washing machine, cupboard housing oil fired boiler, 3 storage cupboards, programmer for CH & HW, tiled surrounds, tiled floor, ceiling spotlights & extractor.

WC

With low level WC, vanity basin unit with mixer tap and cupboard beneath, tiled surround and tiled floor.

Stairs to First Floor Landing

With wooden banister, radiator and storage cupboard.

Bedroom 1 15' 8" x 12' (4.78m x 3.66m) (max)

Dual aspect with large picture window overlooking the garden and radiator.

Dressing Room 6' 10" x 6' (2.08m x 1.83m)

With shelving, ceiling spotlights and hatch to loft space.

Ensuite 7' 11" x 7' 6" (2.41m x 2.29m) (max)

With low level WC, vanity basin unit with mixer tap and cupboard beneath, walk in shower with Mira thermostatic shower including rainfall & handheld heads, glazed screen, shower wall boarding, towel radiator, skylight window, ceiling spotlights, shaver point, electric fan heater and extractor.

Bedroom 2 14' 3" x 11' 9" (4.34m x 3.58m) (max)

With radiation and hatch to loft space.

Ensuite 9' 5" x 5' 6" (2.87m x 1.68m)

With low level WC, pedestal hand basin, panelled bath with mixer tap, tiled surrounds, ceiling spotlights, radiator and extractor. Large airing cupboard with hot water cylinder.

Bedroom 3 17' 3" x 10' (5.26m x 3.05m)

With feature fireplace and radiator.

Bedroom 4 13' 9" x 9' 4" (4.19m x 2.84m)

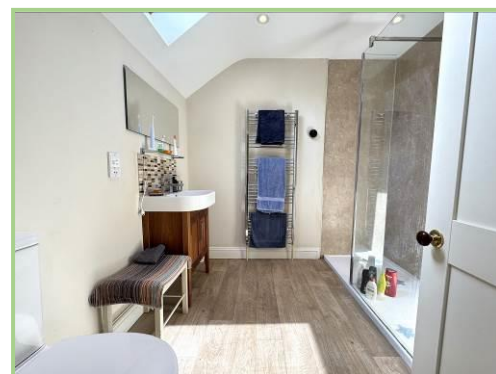
With cupboard built into alcove and radiator.

Family Bathroom 11' 8" x 5' 7" (3.56m x 1.7m)

With low level WC, hand basin with mixer tap, p-shaped bath with thermostatic shower above & glazed screen, tiled surrounds, towel radiator, ceiling spotlights, skylight window and extractor.







Garage

16' 8" x 11' 2" (5.08m x 3.4m)

With newly fitted up & over door, power, lighting, personnel rear door and personnel side door.

Outside Store Room

8' 3" x 7' 9" (2.51m x 2.36m)

With personnel door.

Detached Store Barn

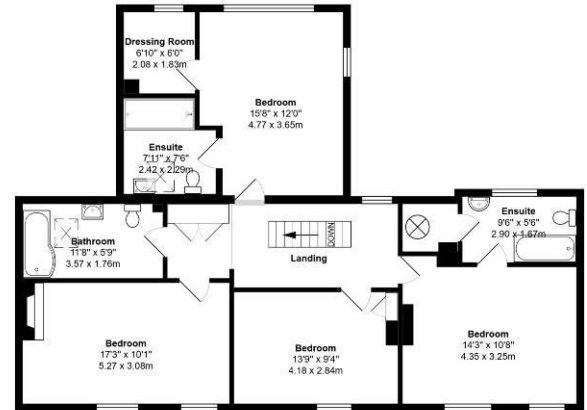
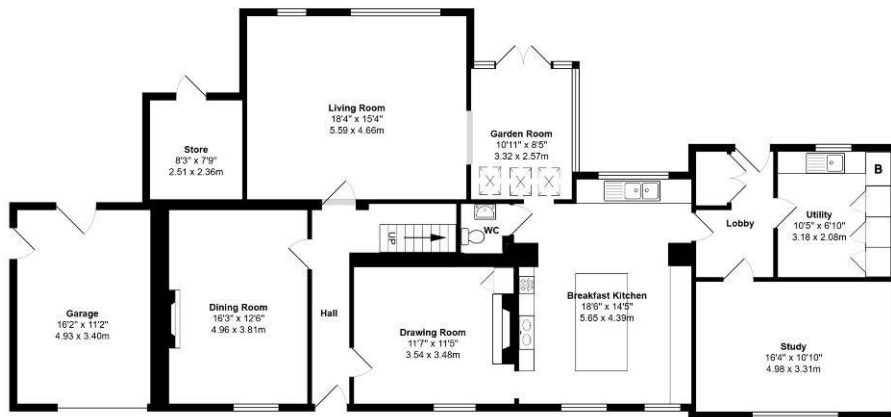
28' 4" x 15' 5" (8.64m x 4.7m)

With opening to front & lighting.

The Grounds

The front of the property is entered via a walled & gated driveway laid to gravel affording parking for multiple vehicles and access to the store barn. There is a planting border stocked with heathers and a box hedge surround, mature fig tree and a delightful wisteria against the front wall of the property on the East side. The rear of the property is a particular feature and boasts a superb, mature garden well stocked with a variety shrubs, bushes and trees including various specimen fruit trees. There is a paved patio off the garden room and living room, garden cabin with power connected and a natural pond at the bottom of the garden with decked seating area. Various raised borders have been made along with a glass greenhouse.

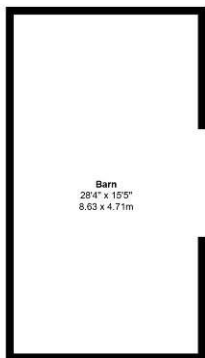




Folgate House, Narborough Road, Pentney, King's Lynn, Norfolk PE32 1JL

Total Area: 2531 ft² ... 235.1 m² (excluding barn, garage, store)

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	57 D	
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 & electricity are understood to be available. Independent drainage. These services and related appliances have not been tested.

Council Tax Enquiries indicate the property is assessed at Council Tax Band "E" with a current annual charge of £2,859.61, 2025/2026.

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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