

THE STORY OF

The Lookout

Little Massingham, Norfolk

SOWERBYS



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The Lookout

Little Massingham, Norfolk
PE32 2JU

Executive Style House

Beautifully Designed

Incorporating its Gatehouse History

Contemporary Kitchen/Family Room with Bi-fold Doors

Two Reception Rooms

Principal Bedroom En-Suite and
Dressing Room/Bedroom Four

Improved Energy Efficiency with the
Addition of Solar Panels

Stunning Views

Workshop and Cart Shed

Ample Parking to Driveway

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“The Lookout provides a great entertaining space.”

Between the villages of Harpley and Great Massingham, sits the village of Little Massingham. Where once a gatehouse to The Manor stood, now stands ‘The Lookout’, an executive style house with spectacular views, honouring its past with a catslide roof.

Our vendor instantly fell in love with the house, stating its “the loveliest house she has ever lived in”, describing it as an “inside, outside house”. Stating she had enjoyed the peacefulness of the property, as well as the views over the local estate, including the windmill and open fields.

The house provides a great entertaining space, with its contemporary kitchen/

family room, sociably square for preparation, cooking and dining. In the warmer temperatures, opening up the bi-fold doors allows the outside in.

The sitting room follows the sociably square theme, with a top up source of heating with the addition of a contemporary wood-burning stove.

The further reception room currently provides a study area and storage, but is open to interpretation, particularly for families as a potential playroom, or independent space for young and old with its own access.



The view from the principal bedroom, via the floor to ceiling glazed apex, is quite simply stunning, waking up to the sun rise is a particular favourite view. The fourth bedroom to the first floor is currently fitted out as a dressing room and again is open to interpretation.

Since moving in, the workshop is now provided with overhead storage and the gardens, whilst still in their embryonic state, are mainly lawned with feature borders. The addition of the solar panels to the side garden is an absolute triumph, enabling reduced energy costs that our vendor is delighted with.

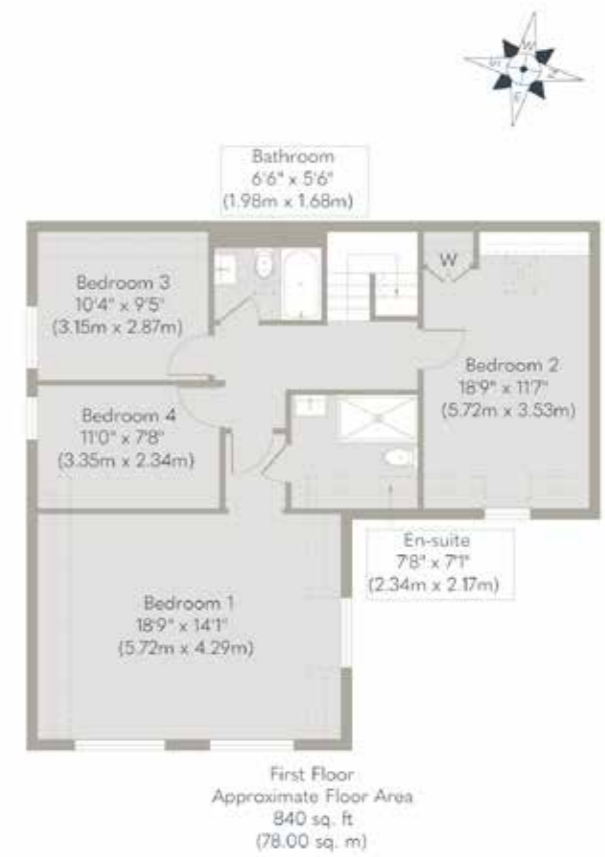






Living here allows beautiful walks from the front door, cycle routes and great socialising with friends in either of the pubs that are situated in the book end villages.

Our vendor is a convert to new build, contemporary homes and we are delighted to have the opportunity to offer The Lookout for sale.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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ALL THE REASONS

Little Massingham

IN NORFOLK
IS THE PLACE TO CALL HOME



The delightful villages of Little Massingham and Great Massingham are set in a very popular area of Norfolk.

reign of Henry VIII the town was surrendered to the crown and took the name King's Lynn. During the 14th century, Lynn was England's most important port, dominated by the Hanseatic League. Although the growth of London later eroded the port's importance, ship-building and fishing became prominent industries, the latter of which is documented at True's Yard Museum.

With more than 400 listed buildings, two warehouses – Hanse House and Marriott's Warehouse – still stand in the centre of the town, along with King's Lynn Minster and Custom House. These have appeared as stars of the screen in numerous period dramas and it's not unusual to spot a camera crew and cast on location.

King Street, which runs from Tuesday Market Place to the Custom House was once known as 'Stockfish Row' for the number of fish merchants that lived there, With a listed building every 26ft, Sir John Betjeman described it as one of the finest walks in England. In 1845, there were at least ten pubs on this street alone, and although these have faded away a relatively new arrival is the WhataHoot distillery with its gin school and handmade spirits.

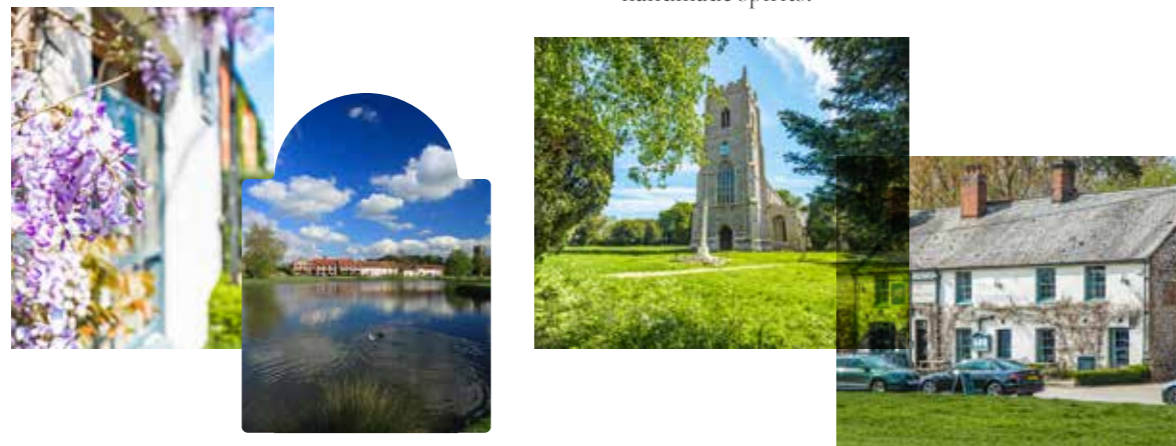
In Great Massingham there is a central green with duck ponds and wildlife, a church, school, post office / store and a popular village pub. Little Massingham Manor is home to Elements Wellness Studio.

Both villages are within a short distance of King's Lynn with its rail link via Cambridge to London Kings Cross.

It is a 20 minute drive from the beautiful north Norfolk coast with its marshes and long sandy beaches.

Perched on the banks of the River Ouse, King's Lynn has been a centre of trade and industry since the Middle Ages, and its rich history is reflected in the many beautiful buildings which still line the historic quarter.

Originally named Bishop's Lynn, during the



Note from Sowerbys



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SOWERBYS



SERVICES CONNECTED

Mains water, electricity and drainage. Heating via an air source heat pump.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

B. Ref:- 9359-8334-7130-6799-3292

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above.

Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///trifling.additives.flauting

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SOWERBYS



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