

Cruso & Wilkin



**Riversway Lodge, Thompsons Lane, Stoke Ferry PE33 9SH**



# Riversway Lodge, Thompsons Lane, Stoke Ferry, PE33 9SH

## Introduction

A spacious, unique modern four bedroom detached property with many architectural features, set within a semi-rural location, in approximately 2.20 acres of garden, and paddock lands (sts). The accommodation including Ground Floor: entrance lobby and hall, kitchen and breakfast room, utility, sitting room, dining room, conservatory, sun lounge, study, cloakroom. First Floor: landing area, 4 bedrooms, 2 en-suite shower rooms and family bathroom.

Outside: driveway to brick weave parking area and detached double garage, garden room, summerhouse and ornamental pond, rear open fronted storage building, vegetable patch and 2 small paddocks.

## PARTICULARS

### Location and Situation

Located within the village of Stoke Ferry, at the end of Thompsons Lane (off Wretton Road), as identified from the attached location plan, the property being edged blue for identification purposes. Downham Market 7 miles north-west, King's Lynn 15 miles north, Swaffham 11 miles north-east. King's Lynn, being the principal market town of West Norfolk, with local port, good road access onto the A47 and A17 trunk roads. Railway stations at King's Lynn and Downham Market with direct line to London King's Cross. North Norfolk coast approximately 30 miles north.

### Directions and Access:

Location plan attached within these details. what 3 words ///scrapped.body.eating

### Method of Sale and Terms:

The property is offered freehold for sale by private treaty. Dependent upon the level of interest received, the Vendors reserve the right to take the marketing to Best and Final offers.

### Viewing:

Viewing is strictly to be accompanied only and by prior appointment with the Vendor's Agents, Cruso & Wilkin. Tel. 01553 691691.

### Council Tax Banding:

From an enquiry with the Valuation Office, it is noted that the council tax banding for the property is Band G, with rates payable to the Borough Council of King's Lynn and West Norfolk. Current rate being £3,719.97 (2024/25).

### Access:

Wretton Road leads onto Thompsons Lane, this land does not appear to be a council maintained road, the agents are not aware as to the maintenance liability but assume neighbours contribute towards maintenance. There are double access gates at the end of the lane, leading to a shared access servicing this property and other third party properties to the south (Old Dairy and an agricultural field).





### Tenure and Possession:

The property is offered freehold with vacant possession upon completion.

### Services:

We understand that the property is serviced with mains water, electricity and drainage. The agents are not able to advise as to the configuration of the services and whether some of the supplies are shared with the neighbouring properties. Oil fired central heating.

*Agents Note: None of the services have been checked and assume are in a working order and free of obstruction.*

### Fixtures and Fittings:

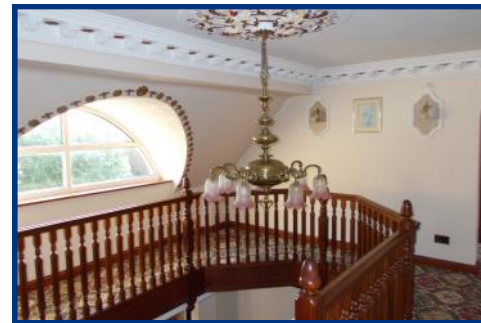
All fixtures and fittings as existing are included within the sale unless specifically referred to as part of the selling negotiations.

### Wayleaves, Easements and Rights of Way:

The sale is subject to all rights of support, public and private rights of way, water, light, drainage, and other easements, quasi easements and wayleaves, all or any other like rights whether mentioned in these particulars or not.

### EPC:

A new EPC register was obtained on the 19th March 2025, currently rated as Band D, copy attached.



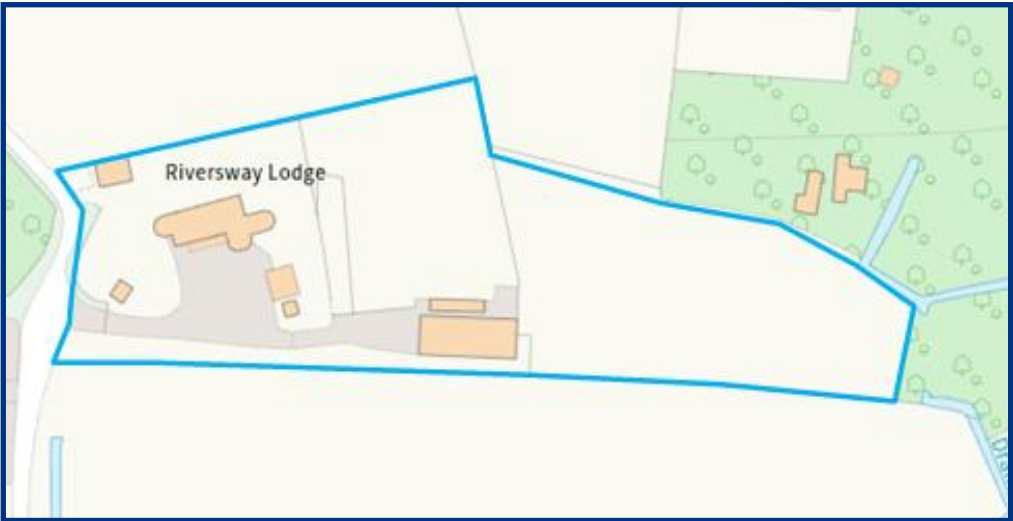
EPC :

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

Accommodation:

We have relied upon the floor plan attached below, to identify the accommodation within Riversway Lodge. In addition the property benefits from the following external accommodation and grounds, the property extending to approximately 2.2 acres (sts):-  
Summerhouse with veranda adjacent to the feature fish pond, games/garden room with entertainment area, PDC spa/ hot tub and W.C room. Detached double garages with up and over doors wash basin. Garden/potting shed. To the side of the house is an additional area formerly used as vegetable patch and chicken run, leading onto 2 grazed paddock areas and open fronted storage shed (21.58m x 5.19m) with front apron. The extent of the property is identified on the attached site plan (for identification purposes).

Site Plan (For identification)



FLOOR PLAN OF RIVERSWAY LODGE



Ground Floor



First Floor







## GENERAL INFORMATION:

### Value Added Tax:

It is understood that the Vendors have not elected to tax, therefore vat is not applicable to these premises.

### Boundaries, Plans, Areas Schedules and Disputes:

The Purchasers will be deemed to have full knowledge of the boundaries and areas, and any mistake or error shall not annul the sale nor entitle any party to compensation in respect thereof.

### Legal Costs:

Each party will be responsible for their own legal costs incurred in documenting the sale.

### Measurements:

All measurements are approximate and areas are based upon measurements taken within the property. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance for you, please contact this office to discuss, particularly if you are contemplating travelling some distance to view the property.

### Wayleaves, Easements and Rights of Way:

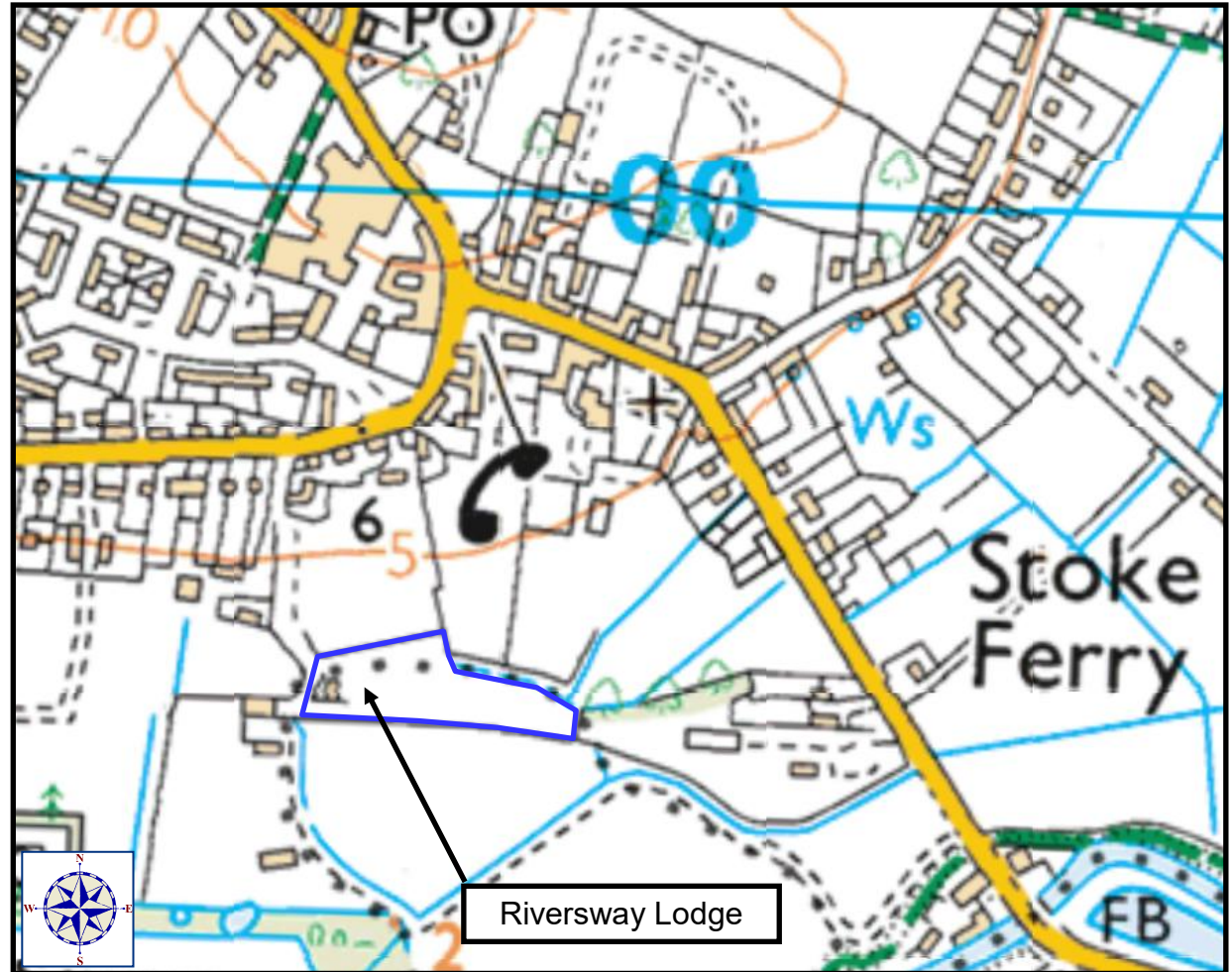
The sale is subject to all rights of support, public and private rights of way, water, light, drainage, and other easements, quasi easements and wayleaves, all or any other like rights whether mentioned in these particulars or not.

### Money Laundering Regulations:

Intending Purchasers will be asked to produce identification documentation in due course and we would ask for your co-operation in this respect in order that there will be no delay in agreeing the sale.

### Particulars and Photos:

These particulars and photos were prepared as at March 2025.



**Riversway Lodge, Thompsons Lane, Stoke Ferry PE33 9SH - Location Plan**

Not to Scale

File Ref 56/2

## IMPORTANT NOTICES:

Cruso & Wilkin for themselves and for the Vendors of this property, whose Agents they are, give notice that all statements contained in these particulars as to this property are made without responsibility on the part of Cruso and Wilkin, their joint Agents (if applicable) or the Vendors.

1. These particulars are set out as a general outline for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract.
2. All descriptions, dimensions and references to conditions necessary permission for use and occupation and other details are given, having (for the purposes of Consumer Protection from Unfair Trading Regulations 2008) taken all reasonable steps to avoid committing an offence.  
Nonetheless, such statements do not constitute any warranty nor representation by the Vendors. Further, such statements are accurate only to the best of the present information and belief of the Vendors. We have not been instructed to carry out a physical survey of the property, a structural survey, nor to test any of the services, fixtures, fittings or appliances which pass through, in, on, over or are attached to the property (whether referred to or not within these particulars).
3. No person in the employment of Cruso & Wilkin has any authority to make or give any representations or warranty whatever in relation to this property, nor is such representation or warranty given by Cruso & Wilkin or the Vendors of the property.