



SOWERBYS

## LADYWELL LODGE

Church Lane, Sedgeford,  
Norfolk, PE36 5NA



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- Magnificent Individual Home Set in Landscaped Grounds
- Exquisitely Finished Throughout
- Stunning Kitchen, Dining and Family Room
- Separate TV Room/Snug
- Four Bedroom Suites with Three Opening to Balcony
- Wine Cellar and Fantastic Cinema Room
- Utility, Boot Room and Gym
- Idyllic and Private Setting with Wonderful Views over an Area of Outstanding Natural Beauty
- Beautiful Gardens with Summerhouse for Outdoor Entertaining
- Four Bay Cart Shed and Ample Parking Space

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Tucked away in this idyllic setting with wonderful views southwards over beautiful countryside that has, quite rightly, been classified as an Area of Outstanding Natural Beauty, Ladywell Lodge is as magnificent as its surroundings.

Being the very last house on the southern side of this quiet no-through road, everything about this house is private and discreet. Approached from the rear, there is a very attractive glass and oak vaulted entrance hall, ideal for welcoming formal guests. However, for the more practical and day to day informal use there is a side door that takes you straight into the large boot and cloaks room which also has a fully fitted dog bath, perfect after a muddy walk. From the boot room you are through into the utility room and then a 'secret door' takes you straight into the centrepiece of this stunning house, the kitchen, dining and family room.

Measuring 850sq. ft. the kitchen, dining and family room is quite simply extraordinary, from the beautifully crafted worktop with its wooden breakfast bar to the contemporary fireplace, this room is finished to the highest standard throughout and is practical, functional but at the same time incredibly aesthetically elegant. However, the showstopping feature of this room is without question its full width floor to ceiling window that quietly slides open to give access out to the full width, glass fronted balcony and those simply stunning views over the gardens, the meadowland and the countryside beyond. Just off this room there is a more intimate TV room and snug which also enjoys its own private roof terrace and is a perfect room for peace away from the hustle and bustle of next door.

Stairs lead you down to the accommodation floor below where there are three double bedroom suites with the principal suite having a walk through dressing room between the bedroom and the sumptuous bathroom, and all three bedrooms having french doors out onto a shared covered terrace that stretches the full width of the house and also enjoys those stunning views. There is one more surprise on the lower ground floor, that being the home cinema with surround sound and the wine cellar beside it.

On the top floor of the house, and accessed by its own external staircase, is the fourth double bedroom suite that has ample space for a large bed, a seating area and an office workspace which makes it an ideal home office as well as perfect guest accommodation.



















Outside and to the front the garden is laid to lawn and has a delightfully modern take on a ha-ha that gives the house a complementary Mediterranean feel. There is a further garden to the rear that is enclosed and open to the west and has the essential feature of an open sided summer house equipped with a mini kitchen and arranged for outdoor entertaining whatever the weather. There is also a concrete pad within the rear garden with electricity supply and water connected, ideal for adding a further summerhouse, studio or office, subject to any relevant consents. In addition to the ample space for off street parking there is a four bay cart shed. When the current owners planned and built Ladywell Lodge they made clever use of its landscape to not only create an incredible family home, spacious and light, but also to maximise its setting, it is an amazing house in an amazing location.



## SEDFEFORD

Sedgeford is a popular conservation village, 2.5 miles inland from the thriving village of Heacham with its wide range of shops and facilities. Sedgeford is home to the SHARP (the Sedgeford Historical Archaeological Research Project), a long term, independently run archaeological project, one of the largest projects in Britain and is firmly rooted in the local community. Peddars Way also runs through Sedgeford to Thornham and is a 15 km trail full of history and tradition. Additionally, on the cusp of Sedgeford and between Snettisham and Heacham is the Wild Ken Hill project, a project to restore nature, fight climate change and grow healthy food across a coastal farm in West Norfolk. There's also the King William IV Country Inn and Restaurant, which serves traditional ales and good pub food.

King's Lynn is 15 miles away with its many amenities including schools, shopping and leisure facilities. At King's Lynn there is a mainline train service via Cambridge to London Kings Cross - approx. 1hr 40mins. The Sandringham Estate is close, with the House, gardens and attractive walks through the woods. The North West Norfolk coastline is within a short drive, with beautiful, long sandy beaches, and for golfing enthusiasts there is the King's Lynn Golf Club and the challenging links courses of Hunstanton and The Royal West Norfolk Golf Club at Brancaster.

## SERVICES CONNECTED

Mains electricity, water and drainage. Oil fired central heating.

## COUNCIL TAX

Band G.

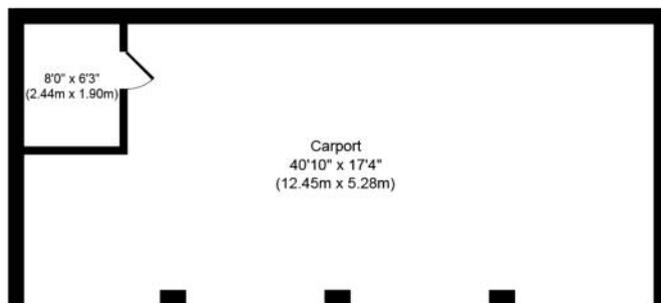
## ENERGY EFFICIENCY RATING

D. Ref:- 9926-0209-8700-1993-0112

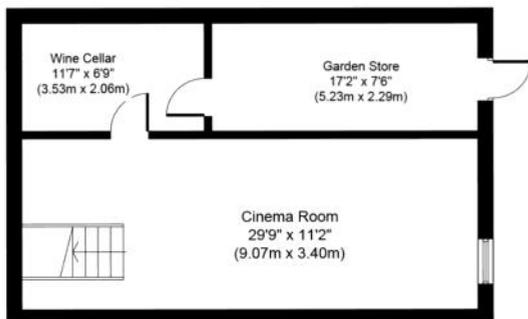
To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.



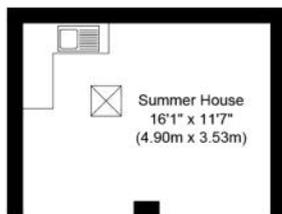
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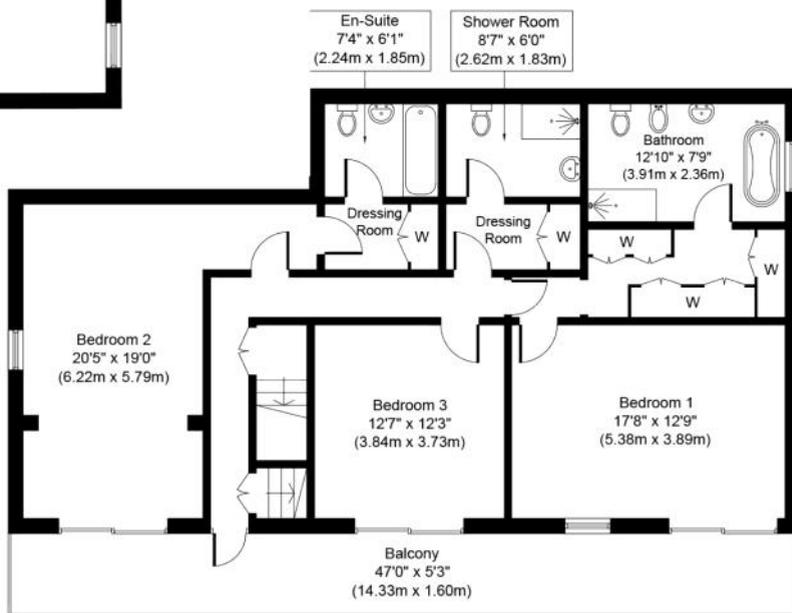
Carport  
Approximate Floor Area  
710 Sq. ft.  
(66.0 Sq. m.)



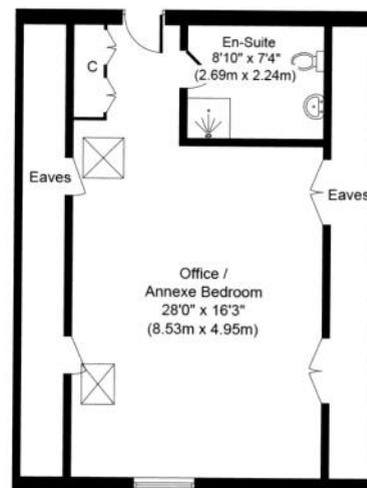
Cellar  
Approximate Floor Area  
552 Sq. ft.  
(51.3 Sq. m.)



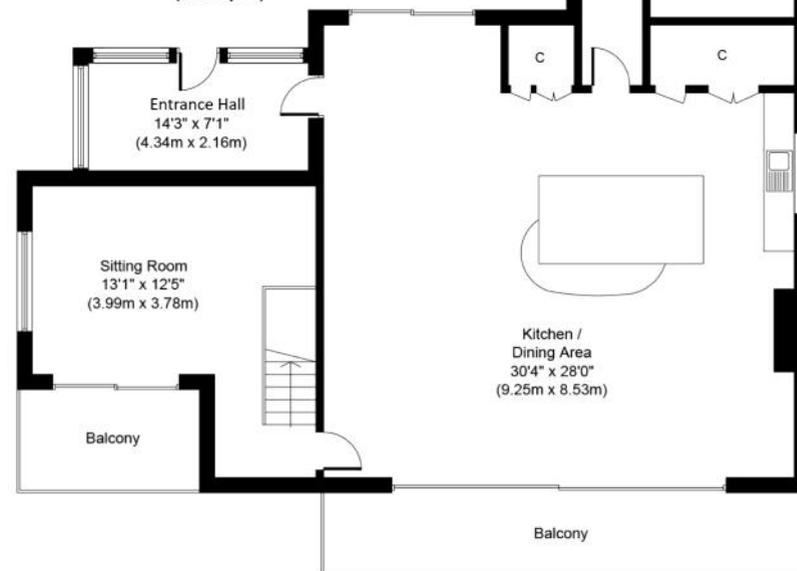
Summer House  
Approximate Floor Area  
187 Sq. ft.  
(17.4 Sq. m.)



Ground Floor  
Approximate Floor Area  
1209 Sq. ft.  
(112.3 Sq. m.)



Second Floor  
Approximate Floor Area  
(Excluding Eaves)  
480 Sq. ft.  
(44.6 Sq. m.)



First Floor  
Approximate Floor Area  
1789 Sq. ft.  
(166.2 Sq. m.)

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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