



Kenwick Farm Station Road, Tilney All Saints

King's Lynn





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Rare opportunity! Beautifully restored 18th-century farmhouse on approx 6 acres (with additional land STMS). Lovingly updated, blending historic charm with modern living. Spacious layout, period features throughout. Expansive grounds with veg plot. Potential for equestrian use/future development. Charming setting with endless possibilities. Viewing highly recommended.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

Beautifully Restored Farmhouse Rich in Character and Charm in a Rural Location

- Set on approx 6 acres (STMS)
- Development Potential (STPP)
- Three Reception Rooms
- 4 Bedrooms
- Kitchen & Separate Utility
- Four bathrooms
- Ground Floor Shower Room
- Wood Burner x2
- Oil Heating
- Outbuildings Including Double Garage
- Green houses, Workshops & Shed



Lovingly renovated by its current owner, Kenwick Farm perfectly blends authentic period charm with modern living comforts. Original features have been thoughtfully preserved—exposed beams, historic brickwork, and feature fireplaces provide a tangible sense of history and warmth. The home's layout offers both flexibility and character, effortlessly accommodating family life, entertaining friends, or peaceful solitude.

The impressive entrance hall (8.23m x 5.1m) sets the tone, featuring striking black and white check flooring, two double glazed windows—one of which is arched—and a beautiful staircase rising to a galleried landing that leads to a versatile study or the fourth bedroom. A half-glazed door leads to a cloakroom cupboard, providing practical under-stairs storage.

Adjacent is the conveniently located WC/Shower room, equipped with a shower cubicle, wash hand basin, low-level WC, radiator, and double glazed window.

The heart of the home is the country-style kitchen, beautifully appointed with classic light grey shaker units, a butler sink with mixer tap, and a white Rangemaster bottle gas cooking range. Ceiling beams and inset halogen spotlights complement the stylish wood-effect flooring. Double glazed patio doors connect the kitchen directly to the rear gardens, while a well-equipped utility room—featuring matching units, single drainer ceramic with mixer tap, space for washer, dryer, dishwasher, fridge/freezer, chest freezer, and double glazed window—enhances everyday practicality. There is a double glazed stable door into the patio area of the garden with a step access.



Living Area

Relaxation comes easily in the welcoming lounge, highlighted by a wood-burning stove set into an brick fireplace, ceiling beams, and radiator. Door is open into a bright conservatory, brick and timber constructed, complete with wood-effect flooring, power, lighting, and double door providing garden access. Adjacent, the dining room offers elegant entertaining space, featuring oak flooring, ceiling beams, another charming fireplace with a tiled hearth, radiator, wall lights, and a double glazed window to the rear.

First Floor

Upstairs, comfort and practicality continue in equal measure. The generous master bedroom boasts ceiling beams, inset halogen spotlights, built-in wardrobes, radiators, carpets, and double glazed windows to the front and rear. It also enjoys its own dressing room, with extensive shelving and inset halogen spotlights, and a spacious en-suite bathroom thoughtfully fitted with a panelled bath, wash hand basin, bidet, concealed cistern low-level WC, walk-in shower, heated towel rail, and ceramic tiled walls and flooring.

Two additional bedrooms provide ample accommodation, with Bedroom 2 featuring two built-in storage cupboards, carpets, radiator, double glazed window, and an en-suite shower room with corner mains mixer shower, wash hand basin, concealed cistern low-level WC, and tiled walls and floors. Bedroom 3 offers inset halogen spotlights, radiator, and double glazed window overlooking the garden.

A luxurious main family bathroom serves these bedrooms, complete with a corner jacuzzi steam bath boasting various jets and built-in seating, 'his and hers' wash hand basins in a vanity unit with ample shelving and storage, bidet, concealed cistern low-level WC, inset halogen spotlights, radiator, ample storage cupboard, and loft access.

Completing the upper floor is the versatile Bedroom 4, which features a balustrade overlooking the hall area, Velux window, ceiling beams, radiator, data points, and telephone line—perfect for home working or guest accommodation.







Bedroom

16' 1" x 15' 9" (4.90m x 4.80m)

bedroom

12' 5" x 10' 6" (3.78m x 3.20m)

bedroom

16' 1" x 9' 10" (4.90m x 3.00m)

bedroom

9' 9" x 7' 3" (2.96m x 2.20m)

Utility

16' 1" x 8' 10" (4.90m x 2.70m)

Kitchen

18' 4" x 15' 7" (5.59m x 4.74m)

Lounge

19' 8" x 15' 6" (6.00m x 4.72m)

Undecorated Room

16' 5" x 13' 6" (5.00m x 4.12m)

Dining Room

24' 6" x 15' 0" (7.47m x 4.58m)

Shower Room

6' 5" x 4' 2" (1.95m x 1.28m)

Garden Store

23' 0" x 8' 3" (7.00m x 2.52m)

En-suite

10' 6" x 9' 3" (3.20m x 2.83m)

Dressing room

12' 1" x 7' 3" (3.68m x 2.22m)

Bathroom

12' 6" x 11' 2" (3.80m x 3.40m)

En-suite

7' 4" x 9' 10" (2.24m x 3.00m)



Outside.

The grounds of Kenwick Farm are truly special. Expansive, beautifully maintained lawns frame mature trees, including a magnificent 300-year-old walnut tree. Keen gardeners or aspiring self-sufficient enthusiasts will appreciate the established vegetable plot, two greenhouses, and practical sheds. Extensive vegetable growing area. Private driveway leading to double garage. The substantial patio provides ideal space for outdoor dining and relaxation, capturing views across your own adjoining land. The property is fully protected with an advanced security system, seamlessly integrated both inside and out, ensuring complete peace of mind throughout every corner of the home.

Land

The additional adjacent land extends the property's versatility, offering fantastic potential for equestrian use, hobby farming, or exploring future development opportunities (STPP). The property is approached via a farm track shared only with the adjoining farm, ensuring privacy. Substantial timber gates lead to a large sweeping drive, extensive parking area, lawned gardens bordered by mature conifer hedges, and scenic views across the property's own land.

Kenwick Farm isn't simply a house; it's an inviting lifestyle and a piece of Norfolk's countryside heritage. A genuinely rare opportunity awaits.





Location & Setting

Kenwick Farm lies along Station Road in the civil parish of Tilney All Saints, on the rural outskirts of King's Lynn in Norfolk. This area melds the quiet charm of the English countryside with easy access to historical market towns, making it both serene and connected.

Historical Significance

To the north of the farmhouse, within a paddock south of the modern A17, lie the remains of a medieval settlement—a Scheduled Monument. This site includes a hollow way (a historic sunken lane) with adjacent ditched enclosures, interpreted as crofts and tofts from a medieval community. The hollow way, about 8 m wide and 0.75 m deep, and nearby rectangular enclosure ditches still echo centuries of human occupation.

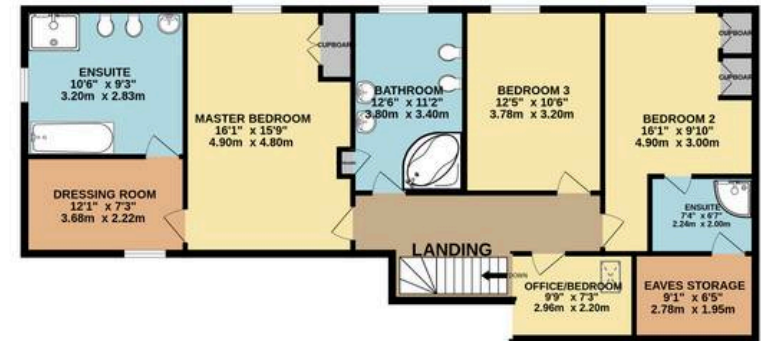
Kenwick Farm sits within the heart of the Norfolk countryside, an area renowned for its abundant and diverse wildlife. Surrounded by open farmland, hedgerows, and pockets of woodland, the land is a haven for both resident and migratory species.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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My House

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