



Low Road, Roydon
PE32 1AN

BROWN & CO



Low Road, Roydon, PE32 1AN

Exceptional modern farmhouse

Overlooks Village common

Outstanding design blending traditional and contemporary

Finished in 2021

Amazing 47m2 master Suite

External Home Gym/Office

Garden Room

No upward chain

Contact Brown & Co to view



DESCRIPTION

Brown&Co offer a modern, luxury home of superior quality, set in the village of Roydon, just eight miles east of King's Lynn. Built with meticulous attention in 2021, this home exemplifies craftsmanship and high-end design, offering a level of finish rarely seen in the area.

VILLAGE LOCATION

Nestled within a cluster of thriving Norfolk villages, Roydon enjoys a picturesque and well-connected setting. The prestigious Sandringham Estate is just a short drive away, while nearby Congham Hall Hotel & Spa, charming local pubs, and essential amenities-including a shop, Post Office, vet, and surgery in neighbouring Grimston-are all within walking distance.

For commuters, King's Lynn mainline station is just seven miles away, offering direct services to Ely, Cambridge, and London. The historic town of King's Lynn itself provides an extensive selection of shopping, dining, and leisure facilities, including major supermarkets, with a convenient option in South Wootton, less than a 10-minute drive from the property.

Positioned on a small, peaceful lane, this home benefits from a slightly elevated, commanding outlook over village common land.

EXCEPTIONAL CRAFTSMANSHIP & DESIGN

Built to an exacting standard, the home blends traditional craftsmanship with contemporary luxury. The front elevation showcases skillfully set shale Carrstone, a locally quarried sandstone laid in dry slips-a painstaking, traditional construction method that creates a striking and timeless finish. The approach to the home is equally impressive, with a bespoke oak garage, oak porch, and a gravel driveway providing ample parking and turning space. Custom-made wooden windows add to the home's sense of quality, with the exceptional joinery particularly evident in the garden room, a standout feature of the property. A sandstone patio and pathway wrap around the house, leading to landscaped front and rear gardens, with the rear garden is landscaped and features an external home office/gym.

IMPECCABLE INTERIORS AND THOUGHTFUL LAYOUT

Spanning approximately 230m², the home is designed to impress, with high ceilings across two floors enhancing the sense of space and light. Every detail has been carefully considered, creating an environment of effortless luxury. At the heart of the home is the stunning open-plan kitchen and dining space, featuring oak parquet flooring, a bespoke kitchen with a large island, quartz worktops, and a full suite of

integrated appliances. A curved feature wall leads seamlessly to the garden room, where a ceiling lantern floods the space with natural light. The sitting room, with its wood-burning stove, enjoys uninterrupted views of the village common, while a dedicated study-complete with its own WC and potential use as a fourth bedroom-adds flexibility to the layout. A utility room, boot room, and large shower room complete the ground floor.

Upstairs, the impressive landing boasts a 4.1m ceiling height, leading to three beautifully appointed bedrooms and a luxurious family bathroom. The master suite is an extraordinary 47m² retreat, incorporating a spacious bedroom, opulent en-suite bathroom, and a walk-in wardrobe with bespoke fitted storage.

HIGH PERFORMANCE, ENERGY EFFICIENT LIVING

Services: Air source heat pump providing underfloor heating to the ground floor, with radiators on the first floor

Low Road, Roydon, King's Lynn, PE32

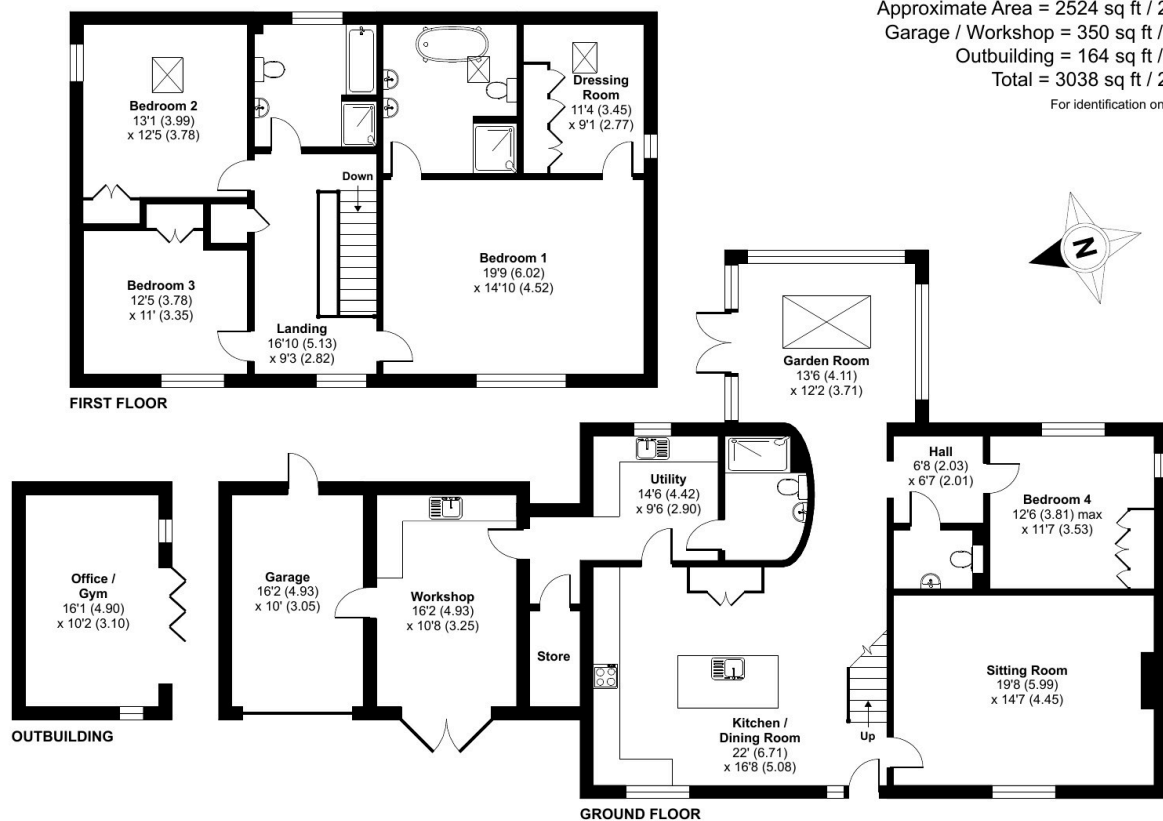
Approximate Area = 2524 sq ft / 234.5 sq m

Garage / Workshop = 350 sq ft / 32.5 sq m

Outbuilding = 164 sq ft / 15.2 sq m

Total = 3038 sq ft / 282.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Brown & Co. REF: 1241542



IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. Particulars Dated

Brown&Co

Market Chambers | 25-26 Tuesday Market Place | Kings Lynn | PE30 1JJ

T 01553 770 771

E kingslynn@brown-co.com

BROWN & CO

Property and Business Consultants