



THE STORY OF

Flintham Lodge

Congham, Norfolk

FLINTHAM LODGE

SOWERBYS

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Flintham Lodge

St. Andrews Lane, Congham, Norfolk
PE32 1DY



Brick and Flint Norfolk Home

Four Double Bedrooms

Family Bathroom and Two En-Suites

Kitchen/Dining Room

Sitting Room, Dining Room/Games Room and Study

Off-Road Parking and Double Garage

Enclosed Rear Garden

Backing Onto Fields

Underfloor Heating to Ground Level

Sold Chain Free



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“It’s been a superb Norfolk getaway. Living in London, this second home has been a blessing.”

Designed to impress and create a true statement for what Norfolk stands for, with a quintessential flint frontage, impeccable quality, and of course, superb views. Flintham Lodge is a home which has created many happy memories over the years.

Backing onto open fields to the rear, and with wonderful field views to the front too, Flintham Lodge is a showstopper. Pulling into the spacious driveway, you’re immediately given a sense of that true Norfolk essence which the property captures...and inside the property

delivers even more.

The reception hall is bright and spacious and french doors into the kitchen draw your gaze all the way through to the garden. There’s a true sense of space and brightness. And talking of the kitchen – this is the space where everything happens. The current owner has told us how much he loves to cook here, and it’s easy to see why with a stunning kitchen and the wonderful local produce that’s available in the area. Hosting dinner parties and celebrations, this has been the setting for some lifelong memories.



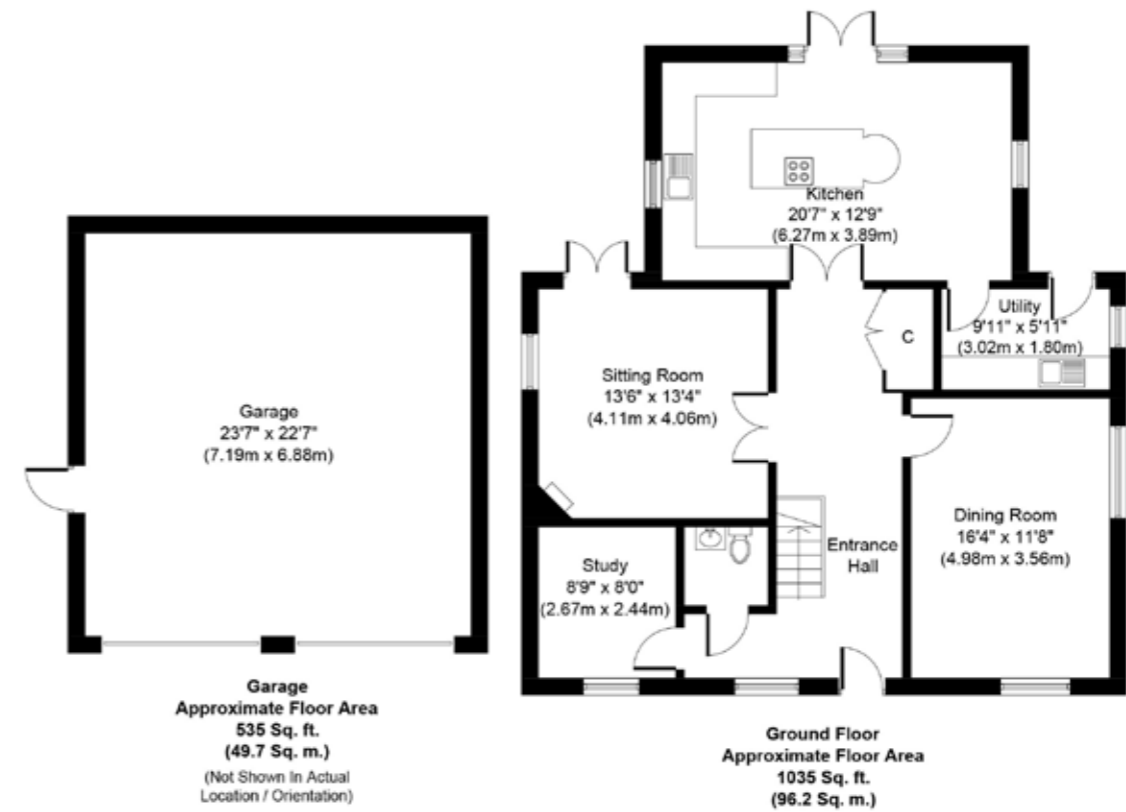
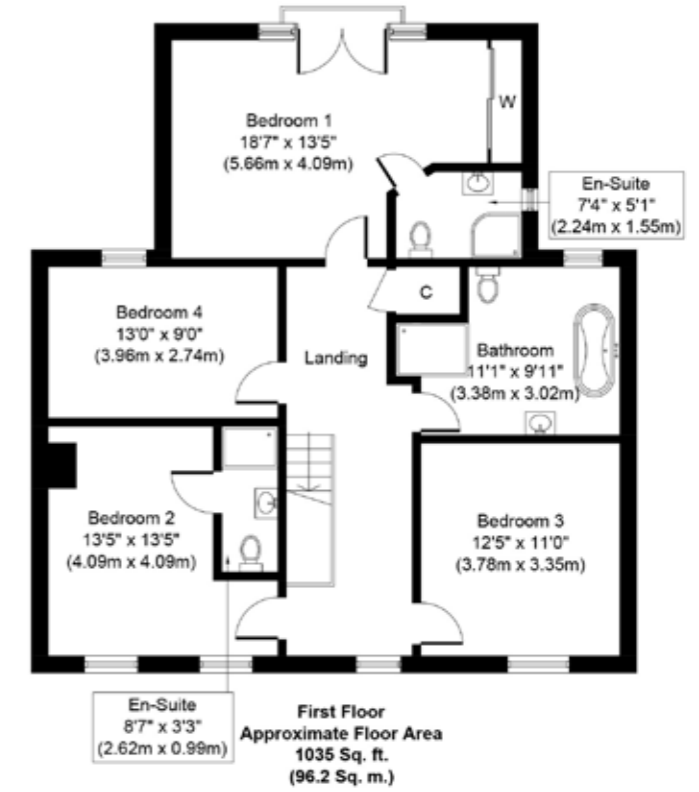
Whether it's pool or darts, the entertainment room provides hours of fun, and once all the guests have gone their merry way and the time has come to relax, the sitting room with its log burner and dual aspect windows is a calming space to unwind in.

“There’s a lobster dish I cook using fresh Norfolk ingredients...friends and family love it!”

Completing the ground floor space is the must have study, utility and WC.

The same sense of space and airy feel is present upstairs. All four bedrooms are good size doubles, two benefitting from en-suite shower rooms whilst the principal bedroom with its Juliet balcony provides some of the most spectacular views, stretch all the way to Sandringham Estate.





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.

The outside space has been designed to be of low maintenance. To the front, the gated gravel driveway leads to the double garage and provides ample off-road parking.

The rear garden is fully enclosed and spacious too. A good size patio area complements the well-appointed gazebo, together creating the perfect alfresco dining experience. There's plenty of space for ball games or for children to run off steam. Spectacular views and an abundance wildlife to spot make this a truly magical picture.

Completing the rural idyll, there are country pubs and village shops on the doorstep. In the perfect countryside setting, this superb family home is ready to meet new owners.



ALL THE REASONS



Congham

IN NORFOLK
IS THE PLACE TO CALL HOME



A small rural hamlet, Congham is on the edge of the village of Grimston.

It has the fine Congham Hall Hotel and Restaurant and The Anvil Inn pub, which offers a cosy retreat along with meals.

One of the most famous things about Congham is undoubtedly its annual World Championship Snail Racing. The snails race on a circular course and the first to reach a marker close to the edge is deemed the world champion. Ready, steady...slow!

Grimston has a general store, pub and an outstanding first school.

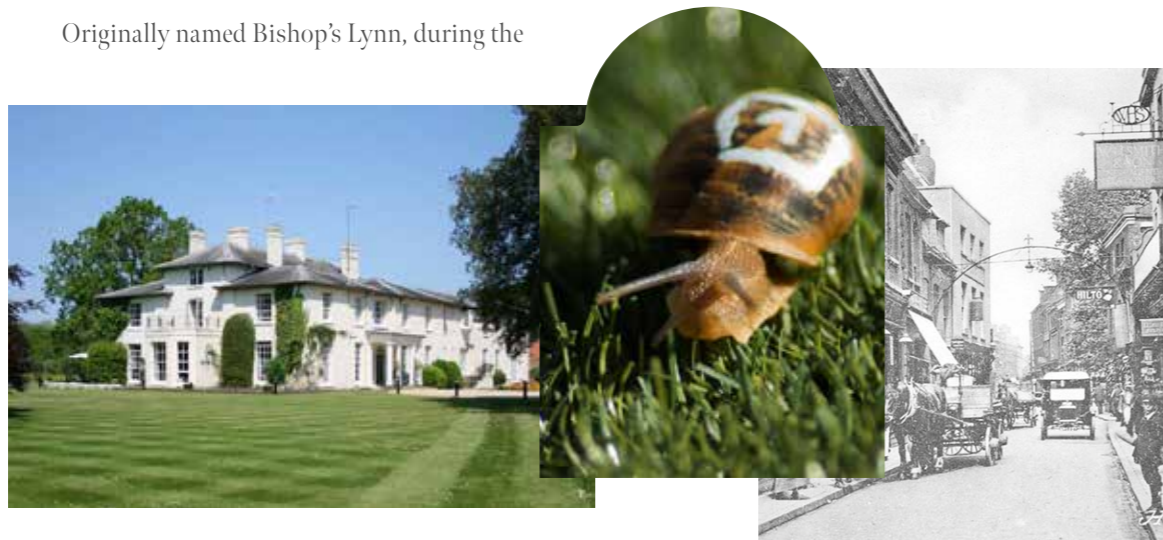
King's Lynn is within easy reach and is perched on the banks of the River Ouse, King's Lynn has been a centre of trade and industry since the Middle Ages, and its rich history is reflected in the many beautiful buildings which still line the historic quarter.

Originally named Bishop's Lynn, during the

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.

The town has an excellent variety of shops, supermarkets, places to eat, ten-pin bowling alley, swimming pool, football club, cinema, theatre and three impressive churches.

There are many services within the town including the Queen Elizabeth Hospital, police station, fire station, primary schools, three secondary schools, college and a library. The town also holds weekly markets and many events throughout the year. King's Lynn is connected to the local cities of Norwich and Peterborough via the A47 and to Cambridge via the A10. There is a mainline rail link via Cambridge to London King's Cross, approx. 1 hour and 40 minutes.



Note from Sowerbys



View from the principal bedroom

“The views to the rear are pretty spectacular – you can see all the way to Sandringham Estate.”

SOWERBYS



SERVICES CONNECTED

Mains electricity, water and drainage. Air source central heating with underfloor heating to ground floor.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

B. Ref:- 8043-7336-5720-6274-5996

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.

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SOWERBYS



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