



THE STORY OF

The Nutteries

Setchey, Norfolk

SOWERBYS

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The Nutteries

Lynn Road, Setchey Norfolk
PE33 0AY



- Detached Equestrian Chalet
- Well-Proportioned Sitting Room and Dining Room
- Kitchen/Breakfast Room
- Conservatory and Utility Room
- Four Double Bedrooms
- Two En-Suites to the Upper-Level Bedrooms
- Six Acre Plot (stms)
- Stables, Store and Tack Room
- Ideal Property to Make Your Own
- Sold Chain Free



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“The purchase of more land here meant that this home could be turned into the ideal equestrian property.”

A much-loved family home for many years, The Nutteries embodies the ideal lifestyle for horse lovers. This detached equestrian chalet sits on a six-acre plot (stms) and offers a range of outstanding features which makes it the perfect haven for both you and your equine companions.

Tucked away behind mature hedging, The Nutteries provides a sense of seclusion. It has been cherished by the family for many years, but with a change of circumstances, this exceptional property is now available on the market, presenting an exciting opportunity for new owners.



The living space is thoughtfully designed to accommodate comfortable day-to-day living. The kitchen/breakfast room, and spacious dining room, create warm and inviting atmospheres, perfect for gathering with family and friends. The well-proportioned sitting room offers a cosy retreat where you can unwind and relax. Additionally, a study provides an ideal space for those who work from home, ensuring a seamless work-life balance.

The design of this home offers convenience and versatility. On the ground floor, you will find several bedrooms that are served by a family bathroom, providing ample accommodation for a growing family or overnight guests.

“From the conservatory, you can see your horses graze in the field.”

Moving to the upper level, two generously-sized bedrooms, with their own en-suite facilities, complete the living space, providing privacy and comfort.





As you step outside, the property reveals its true equestrian potential.

The gravel drive welcomes you, offering ample parking space for multiple vehicles. The stables, tack room, and store room are easily accessible, providing all the necessary facilities for the well-being of your horses. The convenience of being able to observe your horses grazing in the neighbouring field, from the comfort of the conservatory, is truly a remarkable feature which adds to the charm of this property.

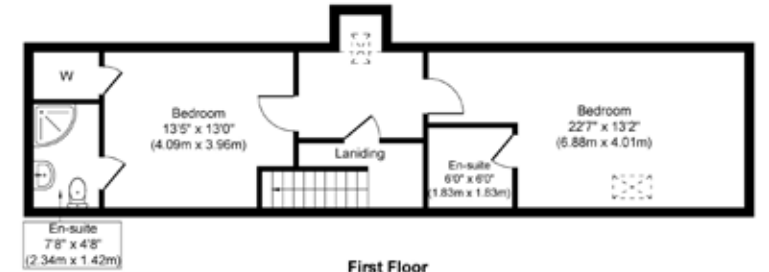


Beyond the immediate paddock, you have access to an additional five acres (stms) of grazing land, allowing your horses to roam and thrive in a natural environment. Two other access points - from the main road - ensure ease of transportation and efficient management of the property.

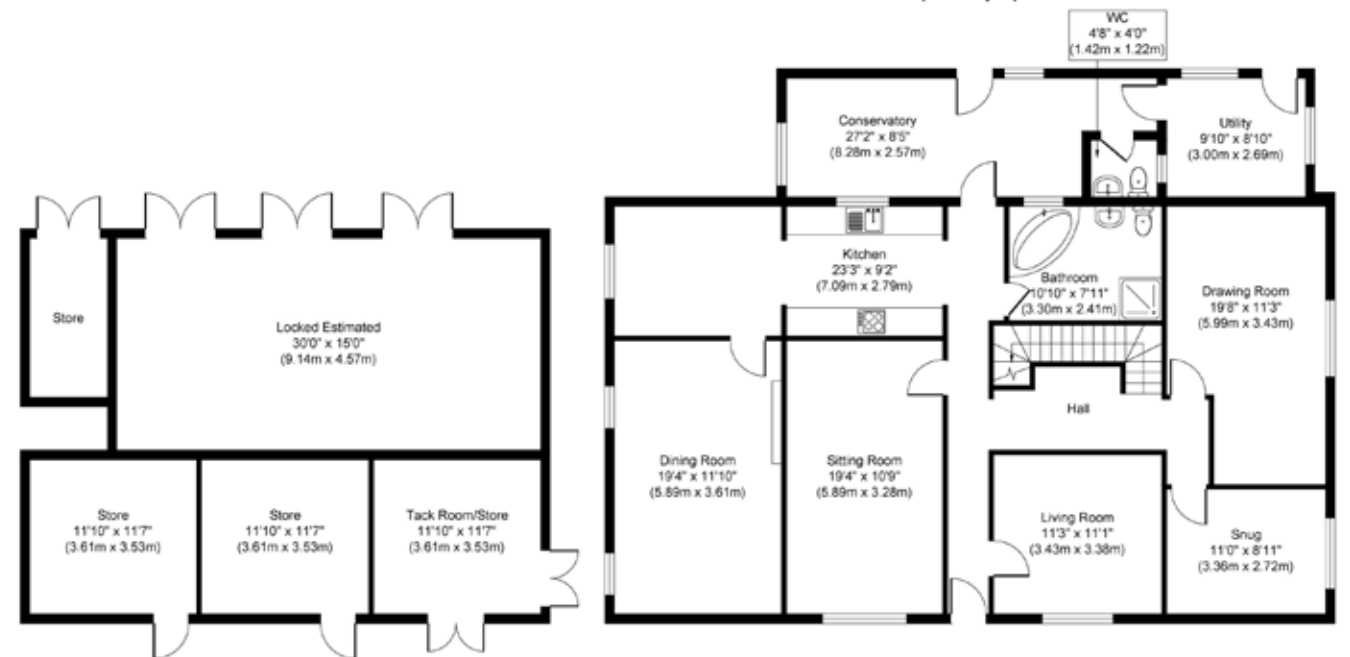


With the added advantage of being sold chain free, The Nutteries presents a unique opportunity to create your own equestrian paradise. The immense potential of this property, coupled with its idyllic location and well-designed living spaces, make it an exceptional find for horse enthusiasts seeking a fulfilling countryside lifestyle





First Floor
Approximate Floor Area
503 sq. ft
(46.73 sq. m)



Outbuilding
Approximate Floor Area
934 sq. ft
(86.77 sq. m)

Ground Floor
Approximate Floor Area
1785 sq. ft
(165.83 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.

ALL THE REASONS

Setchey

IN NORFOLK
IS THE PLACE TO CALL HOME



Nestled in the beautiful countryside, Setchey offers a delightful blend of rural tranquility and easy access to nearby towns. Whether you're a history enthusiast, an antique lover, or simply seeking a peaceful escape, Setchey has something to offer everyone. In this area guide, we'll explore some of the highlights of Setchey and its surroundings.

One of the notable attractions in Setchey is The Warehouse Antiques and Collectibles store. This unique establishment has gained recognition by appearing on the BBC. Here, you can immerse yourself in a treasure trove of antique furniture, vintage collectibles, and fascinating artefacts. Whether you're a seasoned collector or simply appreciate the charm of bygone eras, a visit is a must.

If you're a beer connoisseur or simply enjoy trying new brews, don't miss The World of Beers shop in Setchey. This specialty store offers an impressive selection of local and international craft beers, ales, and ciders. Whether you're looking for a unique gift or want to stock up on your favourite beverages.

For those with a soft spot for cuddly toys, a visit to The Stieff Shop a haven, offering a

wide range of charming stuffed animals. From classic designs to limited editions, you're sure to find the perfect furry friend to take home with you.

Setchey's location close to the countryside makes it an ideal destination for nature lovers and outdoor enthusiasts.

Just a short distance from Setchey is the historic town of King's Lynn. With its rich maritime heritage and beautiful medieval architecture, King's Lynn offers a fascinating glimpse into the past. Explore the cobbled streets, visit the iconic Custom House, or take a boat trip along the River Great Ouse.

Another nearby town worth visiting is Downham Market. With its charming market square, independent shops, and welcoming atmosphere, Downham Market provides a delightful day out.

Both towns have train stations, and they are conveniently located on the same train line to London King's Cross.



Note from the Vendor



Free parking in Downham Market is an added advantage when shopping round the town.

“With the choice of Downham Market or King's Lynn nearby, there are amenities on your doorstep.”

SOWERBYS



SERVICES CONNECTED

Mains water and electricity. Drainage via a septic tank. Oil fired central heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

D. Ref:- 8037-7925-7200-0705-6222

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.

LOCATION

What3words: ///stint.skies.occupations

AGENT'S NOTE

Five of the pictures have virtually staged furniture within them.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

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