



THE STORY OF

Winyards

Northwold, Norfolk

SOWERBYS

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Winyards

Methwold Road, Northwold,
IP26 5LR



Mock Georgian Detached Family Home

Five Acre Plot (STMS)

Living Room with a Log-Burner

Kitchen/Breakfast Room and Separate Dining Room

Home Office or Play Room

Four Double Bedrooms with Superb Views

Two En-suites and Family Bathroom

Triple Bay Cart Shed and Twin Stables

Ideal Equestrian Property or Small Holding

Historically the Home to a Winning Cheltenham Horse



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“We would describe our home as spacious, charming, and fun.”

Winyards was once a property that housed a winning Cheltenham horse – hence the home’s name. It boasts five acres of land and is the perfect picture of a family home. The moment you pass through the electric wrought-iron gate, the elegant sweeping driveway creates a true sense of privacy before reaching the house.

Entering the property, you are greeted by a light and airy hallway which leads to the reception room, a space that our current sellers love to spend time in. With doors leading out onto the patio, this is a lovely space to enjoy the views over the garden and fields beyond.

Adding to the practicality of the ground floor, a study, boot room, and WC can be found. The kitchen has been thoughtfully designed, keeping in mind all of the family’s needs. The shaker-style cabinets pay homage to the period of this house, with a utility room adjacent, blending harmoniously with the kitchen.

Ascending to the first floor, the bright and spacious landing gives access to the four bedrooms and family bathroom, as well as a generously sized storage cupboard. All bedrooms are double in size and enjoy spectacular views over far-reaching fields. The principal bedroom features its very own en-suite.



Externally, the property has offered the family all the space they could wish for while raising their family. A football pitch has been marked out on the grass for the children to play football.

The house has an abundance of ample parking for a number of vehicles, while the paddocks allowed the owners to have horses and livestock here.

Winyards is a spacious, private, and secluded home with easy access to the coast, as well as a train line into Cambridge or London.

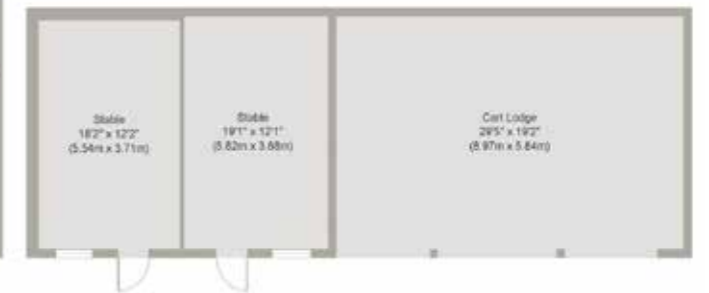




Ground Floor
Approximate Floor Area
1092 sq. ft
(101.42sq. m)



First Floor
Approximate Floor Area
1094 sq. ft
(100.68 sq. m)



Outbuilding
Approximate Floor Area
977 sq. ft
(90.76 sq. m)

“Moving here gave us more access to the outdoors; we wanted to be able to breathe in fresh air every day and for our children to play safely outside.”

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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ALL THE REASONS

Northwold

IN NORFOLK
IS THE PLACE TO CALL HOME



A civil parish in the English county of Norfolk, on the edge of the Norfolk Fens and Breckland. The rural village of Northwold, which lies on the edge of the Thetford Forest, offers local shops, traditional pubs and village hall.

Approximately 20 miles away, 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.

King Street, which runs from Tuesday Market Place to the Custom House, was once known as 'Stockfish Row' for the number of fish merchants that lived there. With a listed building every 26ft, Sir John Betjeman described it as one of the finest walks in England.

With Cambridge, Peterborough and Norwich

all within an hour's drive and a direct rail line into London King's Cross arriving in the capital in just 1 hour 40 minutes, King's Lynn continues to attract a growing number of professionals seeking an easy commuter route. It's easy to see the appeal of this central location with a clutch of high street retailers and independent restaurants in the town's Vancouver Centre. The Majestic Cinema and King's Lynn Alive Corn Exchange are the place to catch a film or show, or check out what's on at St George's Guildhall, the UK's largest surviving medieval guildhall, today a vibrant arts centre.

A stunning cluster of Georgian architecture sits to the west of town and the streets surrounding The Walks, a Grade II listed, 17-hectare park where elegant folk once promenaded. Families still enjoy weekend walk or a Sunday concert in the park and don't miss The Red Mount, once a wayside stop for pilgrims headed to the shrine of Our Lady of Walsingham, to take in the incredible, elevated views.



Note from the Vendor



“Locally we love to visit High Lodge and the north Norfolk coast.”

THE VENDOR



SERVICES CONNECTED

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

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

D. Ref:- 2986-8201-6256-1819-3619

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: ///pocket.charities.link

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SOWERBYS



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