



THE STORY OF

Elm Tree Farm

Ashwicken, Norfolk

SOWERBYS



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Elm Tree Farm

167 Leziate Drove, Ashwicken,
PE32 1LU

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Sold with No Onward Chain

Initial Plot of 4 Acres (STMS) with a Further 131
Acres (STMS) Available by Separate Negotiation

Renovated and Extended Farm House

Five Double Bedrooms, Two En-Suites,
Shower Room and Family Bathroom

Open-Plan Kitchen/Family Room with
Superb Views Over Open Fields

Four Further Reception Rooms

Exemplary Attention to Detail Throughout

Superb Sitting Room with a Majestic Inglenook Fireplace

Underfloor Heating to the Ground Floor

Ancillary Building - The Ideal Space
for Multi-Generational Living

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“We’ve upgraded the traditional farmhouse into a modern, functional family home, whilst keeping the original feel.”

This archetypal Norfolk farm house, dating back to the 1800s, has undergone an impressive transformation. Elm Tree Farm’s restoration journey spans across four years, during which our sellers have paid great attention to detail to ensure the integrity and character of a now stylish and functional family home is completely reinstated.

A true sense of privacy and exclusivity is immediately apparent; as you travel down the bridleway from the main road, Elm Tree Farm slowly reveals its carrstone and flint façade through an attractive tree-lined driveway. The well-maintained and beautiful grounds which wrap around this home certainly indicate that inside is going to be just as impressive.





Upon entering through the main front door, the eye is drawn to several pleasing areas, leaving one almost spoiled for choice with enticing rooms to explore. A particularly adored space by our sellers is the bespoke kitchen/family room, favoured for morning coffees while watching the sun rise over their woodland. This bright and spacious heart of the home boasts an unparalleled finish throughout - a wonderful room for everyone to gather together.

“First thing in the morning I sit in the kitchen/family room with my coffee, watching the sunrise over our woodland.”

The neighbouring sitting room boasts a large charming inglenook fireplace, whereby roaring fires in winter create a cosy ambience, whilst observing the wildlife through bay window doors to the outside.





“Relax in the sitting room in front of the inglenook with the crackling fire.”



Versatility was paramount when Elm Tree Farm was renovated. Our sellers work from home and therefore creating a well-appointed study was a key priority.

All the floors throughout this property have been re-levelled, eliminating the quirky, but sometimes impractical underfoot impression.

Off the spacious landing – one can easily access four double bedrooms and the family bathroom. Views from all the rooms in this home are splendid – open fields, woodlands and an array of wildlife can be observed from any window.

Both the principal and guest bedroom are particularly breath-taking, with features such as full glass walls and well-designed and neutrally decorated places to rest.



Elm Tree Farm also comes with an ancillary building. This dwelling was actually the first to be converted and was occupied whilst the main house was being renovated. With an open-plan kitchen/dining room, a sitting area and bedrooms – this ancillary building is one of the best guest houses we’ve seen. In addition, our sellers have gone above and beyond and created a fantastic self-contained gym, shower room and sauna, which is completely separate from the house.

There is ample parking and garaging, which really lends itself to car enthusiasts, and if you enjoy dining alfresco, the walled patio area will allow you to entertain in style, whilst the green spaces, such as the football pitch, will help the young and old burn out all their energy.

“We’ve loved being part of the environmental schemes which has certainly opened our eyes to the diversity of wildlife on the farm...”

The opening grounds on offer with Elm Tree Farm reach almost 4 acres (STMS). Although there is the opportunity to acquire a further 131 acres (STMS) - flexibility on accompanying acreage is available by separate negotiation.

Where old meets new - a beautifully renovated farmhouse which seamlessly merges with the surrounding countryside, is ready to meet its new owners and embrace the next chapter of its life.







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



Ashwicken

IN NORFOLK
IS THE PLACE TO CALL HOME



Situated in the heart of West Norfolk, Ashwicken is a lovely quiet village where you can enjoy the tranquillity of countryside living. The village itself offers a 14th century church and a Primary school for those with young children.

There are many scenic walking routes nearby around the lakes in Leziate and Sandringham Estate with the house, the gardens and woodland walks is just a short drive away. Slightly further away is the popular north Norfolk coast with its beautiful cliffs and beaches. For keen golfers there are courses in King's Lynn and the links courses of Hunstanton and Royal West Norfolk at Brancaster.

Less than eight miles away, is this market town of King's Lynn. 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.

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.

Ashwicken is perfectly located for those looking for a quieter way of life, whilst remaining close to the thriving town of King's Lynn and all of the amenities it has to offer.



Note from the Vendor



The land surrounding Elm Tree Farm.

“The farm is a haven for wild animals and nature. We often have a herd of red deer in the grass behind the house.”

THE VENDOR

SERVICES CONNECTED

Mains water and electricity. Drainage via septic tank with treatment plant. Heating via oil fired central heating, with underfloor heating to the ground floor.

COUNCIL TAX

Band G.

ENERGY EFFICIENCY RATING

E. Ref:- 8608-7720-6439-4014-1902

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

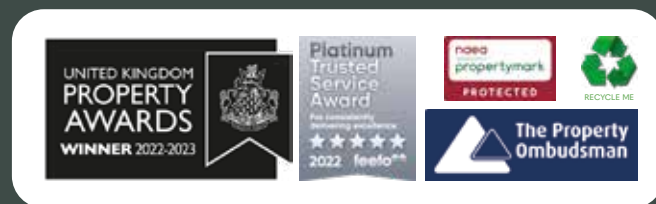
What3words: ///tenure.plodded.browsers

AGENT'S NOTE

The property benefits from solar panels with a feed in tariff. Should one choose to purchase the property with the extra 131 acres (STMS), which can be available by separate negotiation, 103 acres (STMS) are common land.

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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