



THE STORY OF

# Laburnum House

*Downham Market, Norfolk*

SOWERBYS

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# Laburnum House

Railway Road, Downham Market,  
Norfolk, PE38 9EB

Exquisite Grade II Listed Georgian House

Sitting on a Plot of 0.5 Acre (STMS)

Three Bright and Spacious Reception Rooms

Kitchen/Breakfast Room with Access to Cellars

Four Generous Bedrooms and a Large  
and Elegant Bathroom

Two Further Reception Rooms to the Intermediate Level

Private and Well-Established Garden  
with Ample Off-Road Parking

External Office and Separate Garage/Workshop

Town Centre Location

Within a Short Walk of the Train Station and Ideal  
for Commuting to London and Cambridge

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“The old windows cast a lovely natural light...”

Believed to date back to 1836, Grade II Listed Laburnum House was built for one of the most successful merchants in the area. Now an opulent detached property, it is elegant and versatile – indeed a perfect family home. Our sellers have absolutely loved living here and have fully embraced Norfolk life, whilst being able to reach London King's Cross within only 90 minutes, as the property is just a short walk from the station.

The property is well-hidden from the main road behind an impressive brick wall, with its handsome Georgian façade greeting you as you drive through the wrought iron gates.

Once inside, the high ceilings, original exposed floorboards and beautiful staircase lend a warm and welcoming feel. The property flows beautifully and is bright and airy throughout – with large sash windows adorning every single room. Having been lovingly maintained, contemporary style merges seamlessly with period character.

Immediately to the front of the property there are two beautiful, traditional reception rooms. With open fireplaces, double aspect windows and exquisite period detailing, the drawing room and dining room perfectly complement one another, each ensuring that your guests will feel like royalty.

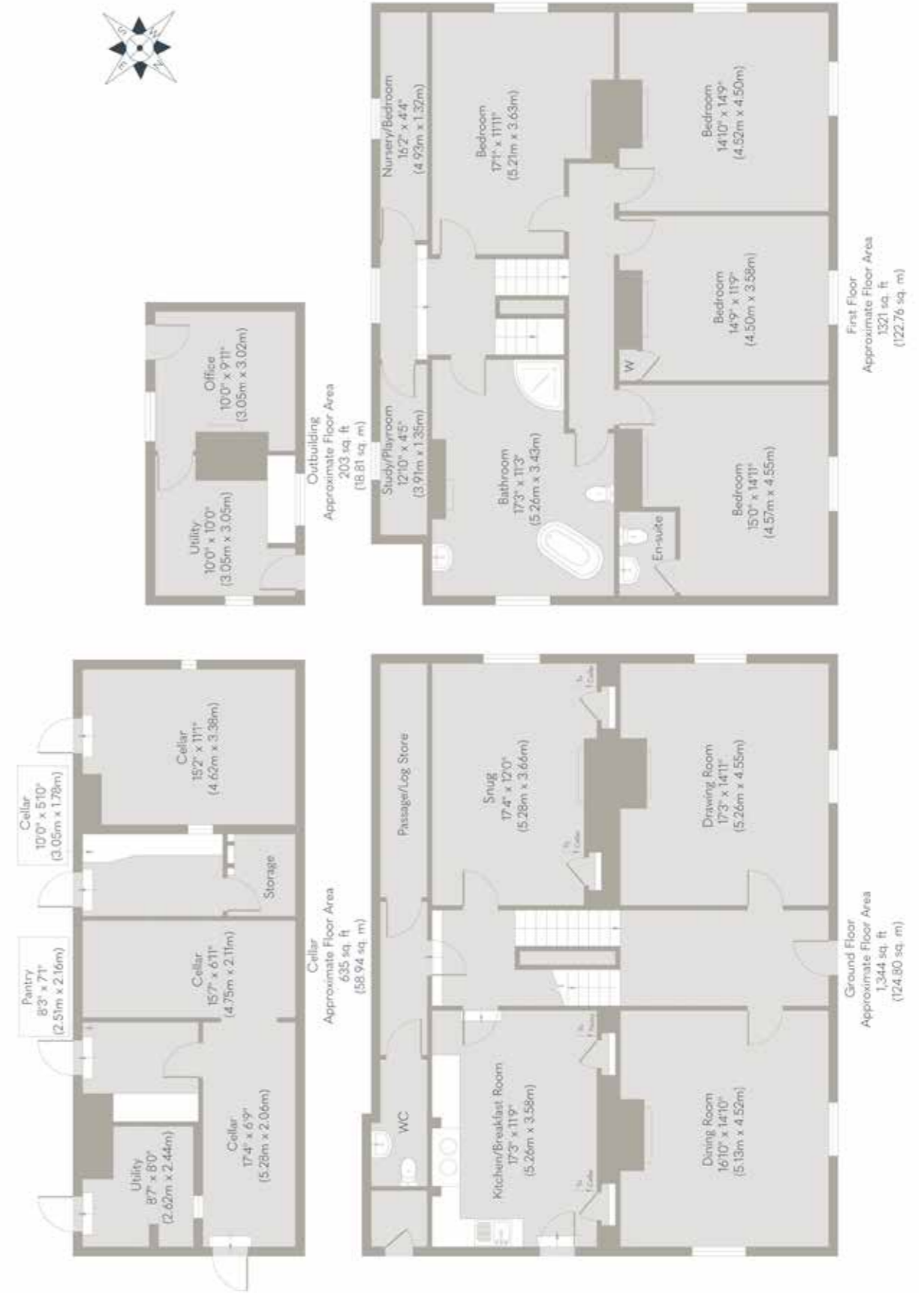


Moving to the rear of the property, the traditional kitchen/breakfast room has been sympathetically brought up to date, whilst retaining its period charm, with granite worktops, a Belfast sink, and quintessential Aga. There's plenty of space for the whole family to gather around the breakfast table and make their plans for the day. From here there are steps down to the pantry and one of the cellars.

Across the hallway, the snug is a cosy space to relax or seek some quiet time, and also gives access to two further cellars. Completing the ground floor space is a WC and a log store.

“The kitchen is the warm heart of the house, with the Aga and a view of the garden.”

An elegant Georgian central staircase leads you to the sleeping quarters, comprising four generous bedrooms as well as an impressive bathroom. With each one spacious, bright and airy, the entire first floor is filled with original features. Topping this all off – there are two further rooms on the intermediate level – currently dressed as single bedrooms, but equally well-suited to becoming home offices, art rooms or even playrooms.



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 further complements the house itself.

Wrought iron gates simultaneously create a sense of security and elegance, whilst the sweeping gravel drive with a turning circle provides ample parking space. The gardens are beautifully presented with an array of mature trees and shrubs, ensuring privacy for your own oasis, right in the middle of the town. And there is of course a generous lawned area, allowing young and old to burn off some calories.

The outbuilding next to the entrance - formerly an office for the mill's manager and clerk - still features a small hatch through which wages were paid. Today, it's a home office and utility room, adding a further useful space to this versatile property.

“We’ve got so much more space now, and we can walk into Downham for a bite to eat...”

An elegant Georgian residence, Laburnum House strikes the perfect balance between convenience and proximity to amenities, and a peace and privacy which is rarely found right at the heart of an enchanting market town.



ALL THE REASONS

# Downham Market

IN NORFOLK  
IS THE PLACE TO CALL HOME



One of Norfolk's oldest market towns, Downham Market can be traced back to Saxon times.

The town has a good range of shops and a busy market on Fridays and Saturdays as well as a range of schools and nurseries including a college. There are many attractive houses and buildings and an unusual gothic black and white town clock.

There is a mainline railway station with fast direct trains to Cambridge (39 minutes) and London King's Cross (1 hour and 35 minutes). It is an ideal place for walking or cycling and the peaceful waterways are excellent for boating and fishing.

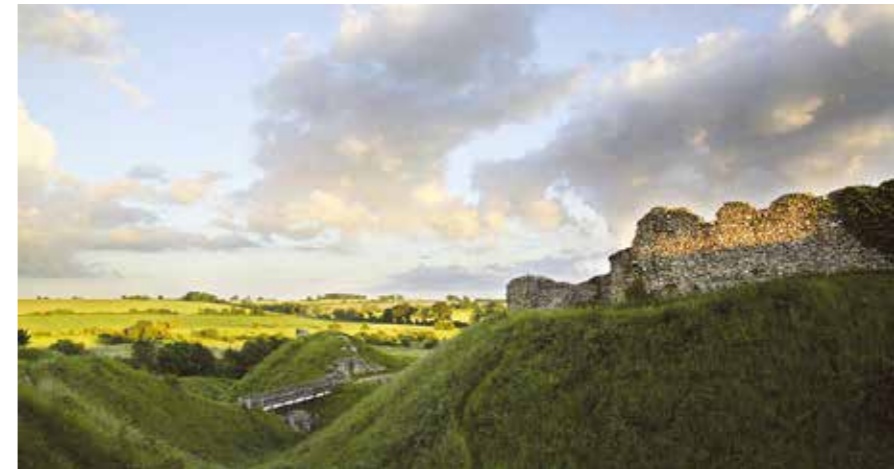
Nearby at Welney is the famous Wildfowl and Wetlands Trust nature reserve, which is very popular with birdwatchers.

In November the Festival of Swans is held where visitors can observe the over-wintering swans.

King's Lynn (11 miles away) 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. King's Lynn is connected to the local cities of Norwich and Peterborough via the A47 and to Cambridge via the A10.



*Note from the Vendor*



Castle Acre

“We love walks around the Priory at Castle Acre, and the beaches of the beautiful North Norfolk coast.”

THE VENDOR



**SERVICES CONNECTED**

Mains electricity, water and drainage. Gas fired central heating.

**COUNCIL TAX**

Band G.

**ENERGY EFFICIENCY RATING**

An Energy Performance Certificate is not required due to the property being Grade II Listed.

**TENURE**

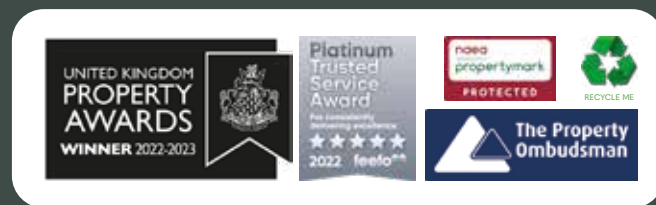
Freehold.

**LOCATION**

What3words: ///mostly.unframed.plod

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# SOWERBYS



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