



THE STORY OF

# Victoria House

*Marshland St James, Norfolk*

SOWERBYS





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Marshland St James, Norfolk  
PE14 8JE

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Well-Presented and Detached Family Home

Newly-Fitted Kitchen/Dining Room

Three/Four Reception Rooms

Three/Four Bedrooms

En-Suite to Principal Bedroom and Open Balcony

Garage and Ample Off-Road Parking

Plot of 1.85 Acres (STMS)

Two Log-Burners Adding a Cosy Feel

Mature and Well-Established Houses

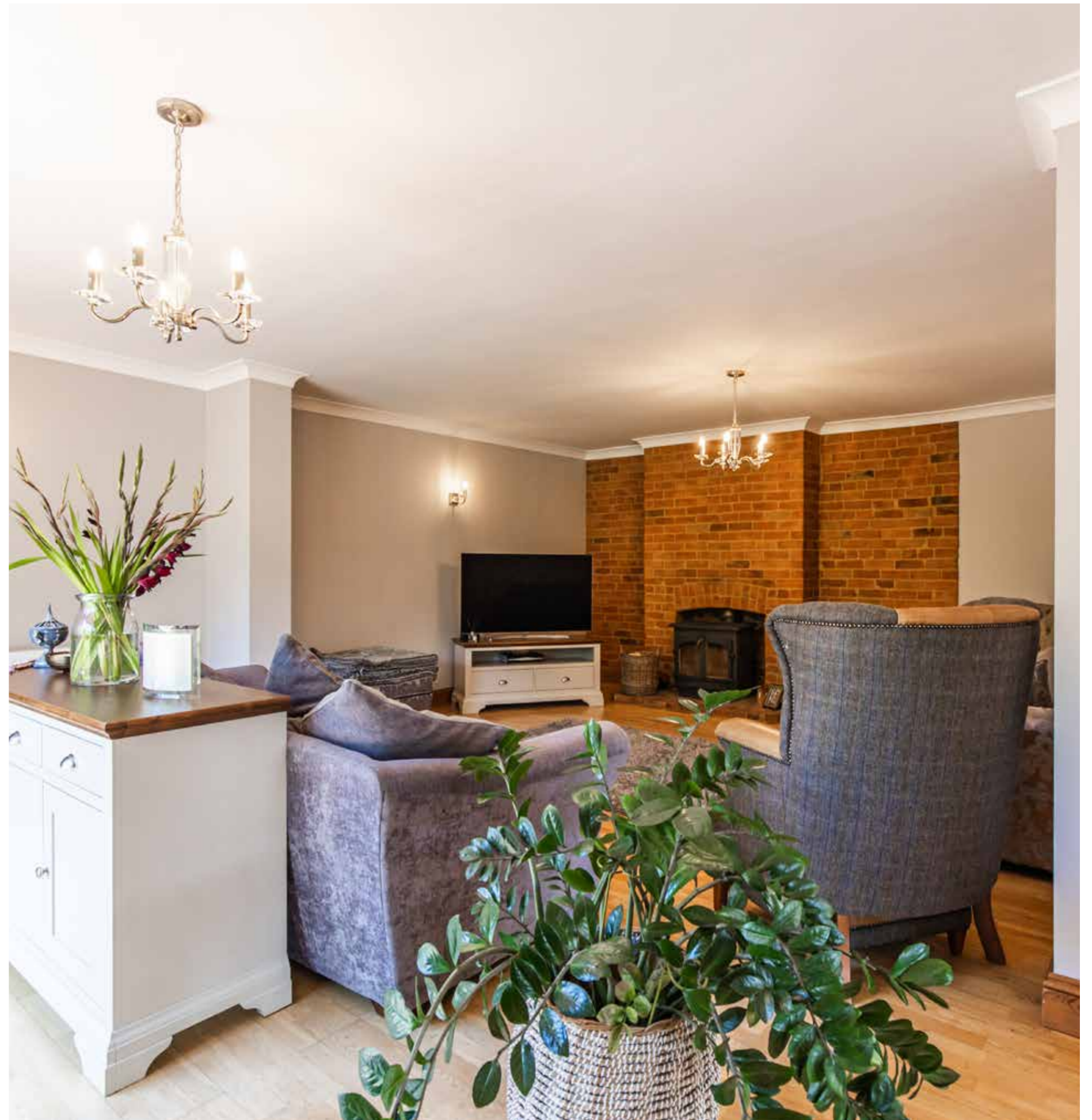
Central Village Location and Easy Access to  
Direct Links to Cambridge and London

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Over the past five years, Victoria House has undergone several significant updates, including new plumbing and drainage systems, re-wiring, redecorating, and a new kitchen, providing ample indoor and outdoor space to fully enjoy the village lifestyle.

This versatile property has been extended by the previous owners on the ground floor, creating an ideal space for entertaining while also maintaining private areas. The kitchen/dining room serves as the central hub, the perfect place to gather to share their day.

The formal dining room and the sitting room are both spacious and filled with natural light, making them perfect for relaxation and entertaining. For those who need to work from home, the study/bedroom four offers a practical solution.

Upstairs, the landing provides access to three double bedrooms and the family bathroom. The principal bedroom is particularly special, featuring its own en-suite and access to an open balcony – a superb space that has been enjoyed immensely over the years, offering beautiful views and a peaceful retreat.

The outside space is generous and well-established, with ample parking, a double garage, and a workshop. The rear garden is perfect for al-fresco dining, with a large block-paved patio area ideal for summer BBQs. Mature trees and extended lawns provide shade and space for both children and adults to enjoy. The large paddock at the rear is perfect for those with a horse or those interested in creating their own smallholding.

This beautiful home is spacious, bright, airy, and welcoming, with a generous plot ready to meet its new owners.

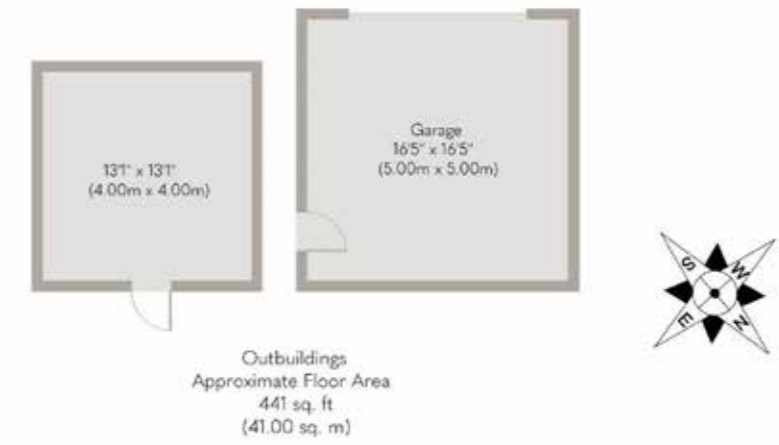




We've loved living in such a safe, secure and comfortable environment.







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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# Marshland St. James

GORGEOUS SCENERY IN AN HISTORIC VILLAGE

Resting amidst a patchwork of rich agricultural fields and woven between the tapestry of former marshland dykes and tributaries, tracing their way back the Great River Ouse, is the picturesque fenland village of Marshland St James.

With both a Nursery School and a Primary School, as well as nearby secondary schooling and a very modern, engaging Community Hall beating at its heart, Marshland St James affords a modern solution to a rural family lifestyle on the fringe of the bustling historic port 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.

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.



## Note from the Vendor



“Our favourite spot in the house is the garden - we've spent many years enjoying the large landscaped garden and the views from the balcony.”



### SERVICES CONNECTED

Mains water and electricity. Oil fired central heating.

### COUNCIL TAX

Band D.

### ENERGY EFFICIENCY RATING

E. Ref: 2418-5054-7285-6241-7914

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: ///disclose.famines.tonality

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# SOWERBYS

To mark our 30th anniversary year, we're making a donation to these Norfolk charities every time we sell a home

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 St Martins  
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for the homeless

 mind  
Norfolk and  
Waveney

 Cancer  
Charity  
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