



THE STORY OF
31 Keepers Lane
Congham, Norfolk

SOWERBYS



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31 Keepers Lane

Congham, Norfolk
PE32 1DX

Charming Cottage

Sold with No Upward Chain

Refurbished Throughout

Cosy Sitting Room with a Log-
Burner and Field Views

Refurbished Kitchen/Dining Room

Two Double Bedrooms

Beautifully Appointed Family Bathroom

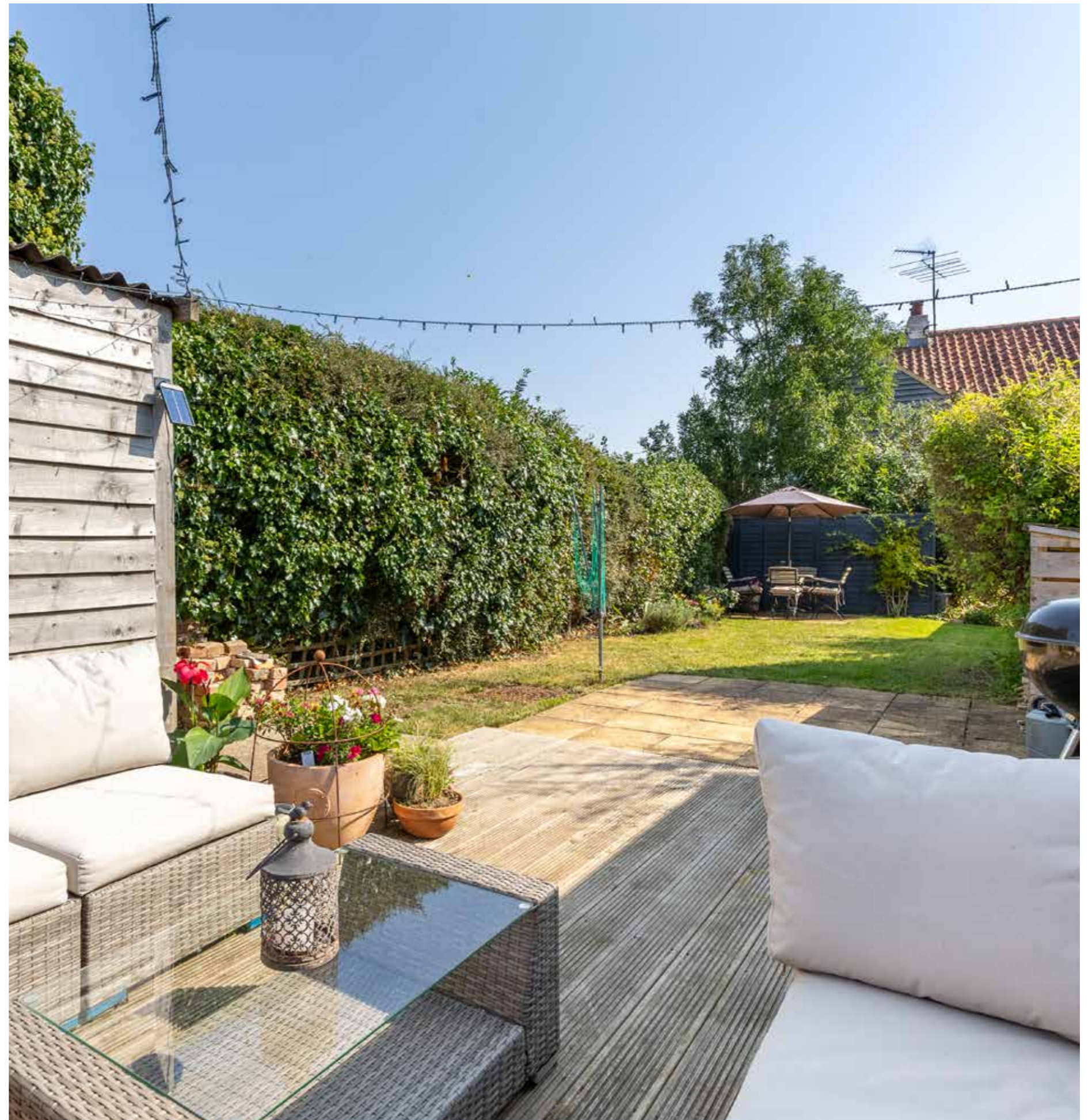
Manicured Rear Garden with Views
of Sandringham Estate

Superb Walks Right on the Doorstep

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Nestled amid a row of traditional cottages and set along a quiet lane, 31 Keepers Lane has been fully refurbished to become a perfect country bolthole.

From the moment you approach the cottage the striking flint exterior captures your eye and exudes a true Norfolk feel. Through the front door, a welcoming sitting room sets the tone of peace, tranquillity and comfort. With the exposed wooden panelling, the log-burner and the views over the fields to the front living here feels like a constant holiday.

The kitchen/dining room has also been fully transformed. The country style kitchen and pantile flooring sit perfectly alongside integrated appliances and modern quartz worktops, ensuring that both family cooks and budding chefs will feel in their element here.

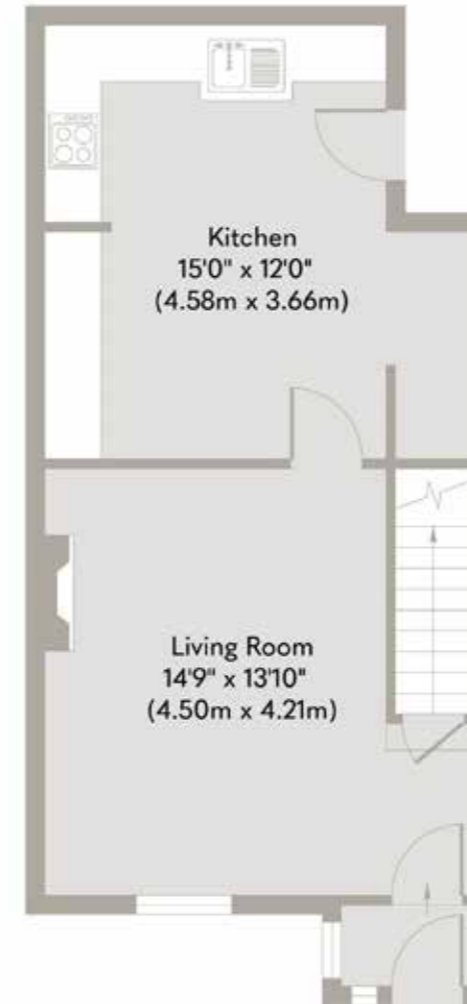


Moving upstairs, the original wooden staircase further enhances the character of this cottage. Off the landing one can access the two double bedrooms and the beautifully appointed family bathroom. To complete the picture, the views from this floor are nothing less than breathtaking.

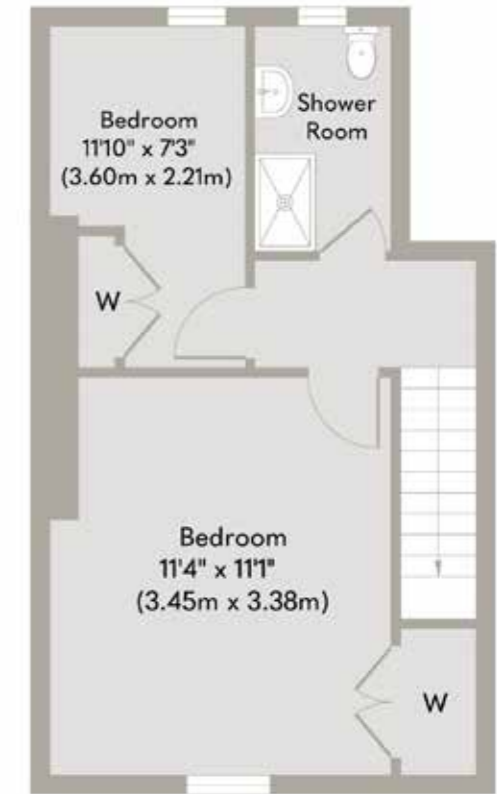
To the front of the cottage is space for off-street parking, whilst the rear garden has been fully landscaped to become a tranquil oasis. With the Royal Sandringham Estate as a backdrop, it's a special place to sit and enjoy a glass of something cold, whilst taking in the beautiful views.

Having undergone a complete transformation, this beautiful cottage is ready for new owners to move in and begin the next chapter.





Ground Floor
Approximate Floor Area
438 sq. ft
(40.66 sq. m)



First Floor
Approximate Floor Area
359 sq. ft
(33.33 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.

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Congham

QUIET RURAL CHARM AND SERENE
NATURAL BEAUTY

A small rural hamlet, Congham is on the edge of the village of Grimston. It has the fine Congham Hall Hotel and Restaurant and The Anvil Inn pub, which offers meals and a cosy retreat. Grimston has a general store, pub and an outstanding first school.

One of the most famous things about Congham is undoubtedly its annual World Championship Snail Racing. The snails race on a circular course and the first to reach a marker close to the edge is deemed the world champion. Ready, steady...slow!

King's Lynn is within easy reach and is perched on the banks of the River Ouse, It 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.

Originally named Bishop's Lynn, during the reign of Henry VIII the town was surrendered to the crown and took the name King's Lynn. During the 14th century, Lynn was England's most important port, with shipbuilding and fishing becoming the town's most prominent industries following the growth of London.

The town 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. There is a mainline rail link via Cambridge to London King's Cross, approx. 1 hour and 40 minutes.



Note from the Vendor



Aerial view of Old Hunstanton Beach

“Old Hunstanton Beach is one of my favourite places to be.”



SERVICES CONNECTED

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

COUNCIL TAX

Band A.

ENERGY EFFICIENCY RATING

D. Ref:- 0758-1968-7220-3095-3970

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: ///shampoos.boat.embodied

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.

SOWERBYS

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Journey

 St Martins
more than a home
for the homeless

 mind
Norfolk and
Waveney

 Cancer
Charity
— EST. NORFOLK 1989 —

 East Anglian
Air Ambulance

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