



THE STORY OF

The Pottery

Narborough, Norfolk

SOWERBYS



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The Pottery

Narborough, Norfolk
PE32 1TN

Charming Family Home Dating Back to 1800s

Plot Measuring in Excess of One Acre (STMS)

Refurbished Throughout

Dual Bay Sitting Room and Log Burner

Kitchen/Breakfast Room and
Elegant Kitchen Island

Separate Formal Dining Room,
Snug and Garden Room

Ground Floor Bathroom Plus Two Further
Shower Rooms to the Upper Level

Six Double Bedrooms with En-
Suite to Principal Bedroom

Close Proximity to a Variety of Fishing
Lakes, Ideal for Angling Enthusiasts

Fully Mature and Private Garden
and Ample Parking Spaces

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The Pottery has undergone a remarkable transformation over the past six years, becoming a warm and welcoming home. Having only lived down the road from the property, the current owners knew they had to have it the minute it became available. They saw a fantastic opportunity to make it their own and have done so to an exceptionally high standard.

From the minute you drive through the wrought iron gates, the property beautifully reveals itself, standing out as a fine example of a Carstone Norfolk home. The sitting room with its log burner and the dual aspect bay windows feel like the ideal space to retreat to late in the evenings where one can unwind and relax.

When designing the kitchen, it was essential to create a welcoming space for friends and family to gather. The addition of the kitchen island has perfectly achieved that goal.

For those that enjoy formal dinners, the separate dining room will make your guests feel like royalty. With a further reception room and a ground floor bathroom, this property offers plenty of space as well as versatility.





Two staircases lead to the upper level, where the first-floor landing has been transformed into an elegant space. All six bedrooms are generously sized doubles, with the principal bedroom enjoying its own en-suite and stunning views over the garden.

The outside space has also been given a new lease of life – from once a brambles field to now a well maintained garden. The large drive will provide ample space for several vehicles whilst the rest of the garden, which is fully mature, will provide ample space for young and old to keep occupied throughout the seasons.

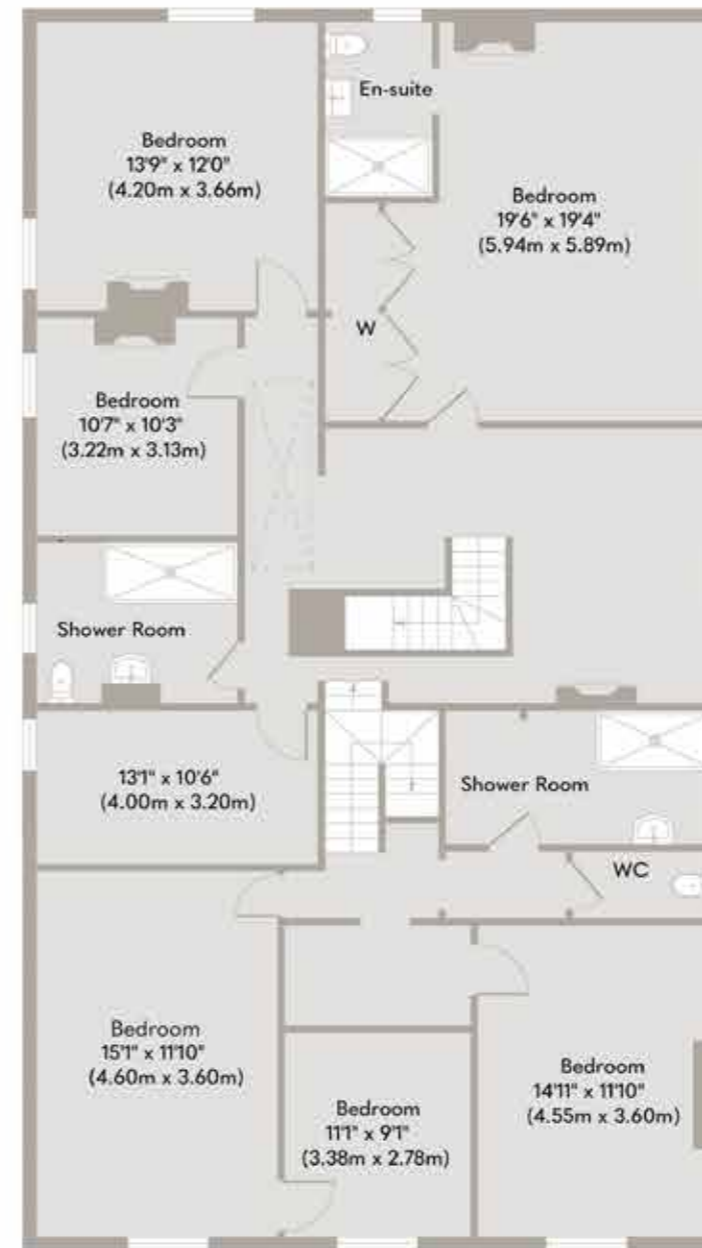
A property that offers over 4100 sq ft of living space, sits on an acre plot, charming and presented to a lovely standard – this beautiful home can be your next forever home.



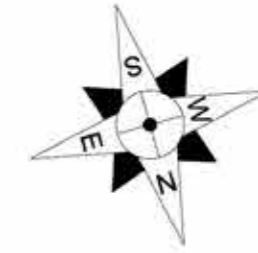




Ground Floor
 Approximate Floor Area
 2,207 sq. ft
 (205.02 sq. m)



First Floor
 Approximate Floor Area
 1,968 sq. ft
 (182.81 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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Narborough

A CHARMING VILLAGE WITH A CLOSE-KNIT COMMUNITY

A charming village located in the heart of the picturesque Norfolk countryside. With its rich history, natural beauty, and a strong sense of community, Narborough is a wonderful place to call home or visit.

Nature lovers will be captivated by Narborough's stunning surroundings. The village is surrounded by lush fields, meadows, and woodlands, making it an ideal destination for those who enjoy outdoor activities such as hiking, cycling, and bird-watching. The River Nar, which meanders through the area, adds to the village's natural allure.

Narborough is renowned for its close-knit community, where neighbours often come together for various events and activities. Despite its tranquil setting, Narborough is conveniently located near major transportation routes, making it easy to access nearby towns and cities. The market towns of King's Lynn and Swaffham are just a short drive away, offering a range of shopping, dining, and cultural experiences.

The town has an extremely popular Saturday market and many interesting historic buildings including the parish church and 'The Buttercross'.

The town also boasts a museum which focuses on many different and impressive parts of local history. One key gallery is The Carter Centenary, a chance to learn about Howard Carter, famous for the 1922 discovery of the tomb of Tutankhamun - whose extended family lived in Swaffham.



Note from the Vendor



"The property is spacious yet cosy - it really feels like home."



SERVICES CONNECTED

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

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

D. Ref: 3434-0228-3400-0930-1276

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: ///encoded.unfounded.daydreams

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
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for the homeless

 mind
Norfolk and
Waveney

 Cancer
Charity
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 East Anglian
Air Ambulance

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