



THE STORY OF

Bushmead House

Middleton, Norfolk

SOWERBYS



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Bushmead House

Middleton, Norfolk
PE32 1RY

Sought-After Village Location

Generous Plot Size

Five Double Bedrooms

Bright and Modern Central Kitchen

Versatile Living Spaces

Large Garden

Large Garage and Off Road Parking

Excellent Connectivity

SOWERBYS KING'S LYNN OFFICE
01553 766741
kingslynn@sowerbys.com





Found in the sought-after village of Middleton, Bushmead House is a remarkable five-bedroom detached home that offers an exceptional blend of space, tranquility, and connectivity. Positioned on a generous plot extending to just over a quarter of an acre (STMS) at the end of a peaceful close, this former rectory boasts the enviable neighbouring of the village church, creating a serene and picturesque backdrop. For over 24 years, the current owners have cherished every aspect of this home, from its beautifully thought-out design to the lifestyle it affords.

The clever layout becomes quickly apparent, making the most of the home's southern-facing orientation. The living accommodation is thoughtfully arranged, with two well-proportioned reception rooms situated at either end of the property. These versatile spaces offer the flexibility for multigenerational living, whether providing privacy and retreat for older children or parents, or serving as separate spaces for a young, busy family needing a playroom or home office.



The bright, central kitchen/dining room acts as the true hub of the home, perfect for gatherings and entertaining throughout the day. Recently modernized with a range of integrated appliances, this kitchen is both stylish and practical, while French doors opening onto the garden create a seamless indoor-outdoor flow, inviting natural light and warmth all year round.



On the practical side, the utility and laundry rooms make day-to-day tasks a breeze, providing a discreet yet functional area for managing household chores. Whether returning from a round of golf at the nearby club or a walk exploring the ruins of the village's historic motte and bailey castle, this home is designed for effortless living.

Upstairs, the five double bedrooms continue to impress. Four of these enjoy stunning views over the sun-soaked garden, with built-in wardrobes offering ample storage. Two of the larger bedrooms, located at either end of the house, benefit from their own en-suites, allowing you the luxury of choosing your principal suite or offering a no-compromise in experience for visiting guests or extended family. All rooms have use of a family bathroom with over bath shower.

The outdoor space at Bushmead House is just as delightful. The substantial garden is mostly laid to lawn, bordered by mature trees and shrubs for seasonal colour and privacy, while still leaving room for a vegetable patch for home-grown produce. Whether you're hosting summer gatherings or simply unwinding in the peaceful surroundings, this garden is a true haven.

An integral large garage offers both convenience and luxury, while the ample off-road parking provides space for family and guests.

Bushmead House is more than just a home – it's a lifestyle. Situated in an established village community, you'll be within walking distance of charming local pubs and the historic ruins, while also benefiting from excellent road and rail links. This is a rare opportunity to enjoy a bright, spacious family home in a truly idyllic setting.





First Floor
Approximate Floor Area
1,169 sq. ft
(108.62 sq. m)



Ground Floor
Approximate Floor Area
1,283 sq. ft
(119.20 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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Middleton

VILLAGE LIFE WITH A SELECTION TO SO MUCH MORE...

Village life with a fine selection of amenities. Middleton enjoys its own Golf Club along with a church, restaurant and shop with post office. Sitting just over four miles from the Hanseatic King's Lynn, where a choice of schools, stores and eateries on the quay await.

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 Sowerbys



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SERVICES CONNECTED

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

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

D. Ref: 8701-2303-3829-4397-5153

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: ///woodstove.befitting.genius

AGENT'S NOTE

The property has a right of way over a small section of shared driveway owned by a neighbouring property. The solar panels generate electricity but also subsidise the heating of the hot water via a 'Solar Boost' system.

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
— EST. NORFOLK 1983 —

 East Anglian
Air Ambulance

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Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

