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THE STORY OF

Manor Farm House

North Runcton, Norfolk

SOWERBYS



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Manor Farm House

Common Lane, North Runcton
Norfolk, PE33 0RF

Striking Victorian Gothic Farm House

Beautiful Period Features Throughout

Well-Considered Layout with Modern Updates

Large Open-Plan Kitchen/Dining Room

Six Generously-Sized Bedrooms

Accommodating to Multi-Generational Living

Variety of Outdoor Spaces

Grounds of Approximately 1.9 Acres (STMS)

Several Outbuildings with Potential
for Conversion (STPP)

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Manor Farm House exudes timeless elegance with its striking Victorian Gothic architecture, offering an unmistakable presence amidst its private, tree-lined 1.9 acre grounds (STMS). Every angle of this characterful residence unveils a new story, with its intricate period features and carefully crafted design making it as captivating as it is functional.

Lovingly maintained by its current owners for over two decades, the property has been thoughtfully updated to harmonize modern comfort with historic charm. Its well-considered layout blends open-plan living with secluded, generous reception spaces. Soaring ceilings and abundant natural light amplify the sense of grandeur, while the home's rich character creates an inviting and warm ambiance.

With six bedrooms, including a versatile ground-floor bedroom served by an en-suite shower room, Manor Farm House caters beautifully to multi-generational living or visiting guests. The five bedrooms upstairs are all generous in size and enjoy elevated views over the surroundings, further accentuating the home's elegance and comfort.





...the home's rich character creates an inviting and warm ambiance.





The grounds are a true sanctuary, offering a variety of outdoor spaces that unfold with the seasons—perfect for both entertaining and serene moments of reflection. The gardens envelope the home in a series of enchanting chapters, designed for year-round use. Sitting on the common with its ponds, wildlife and grazing cattle, the garden encapsulated the surroundings with sweeping lawns, mature planting, and secluded corners, inviting quiet reflection, outdoor entertaining, or family play.

Complementing the main house are several outbuildings, ripe with potential for conversion into guest accommodations, studios, or workspaces (STPP). This adds further appeal for those seeking flexibility and scope for future development.

Manor Farm House is not just a property; it's a lifestyle—offering a serene retreat steeped in history while embracing the conveniences of modern family living.



A true sanctuary...
while embracing the
conveniences of modern
family living.





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

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North Runcton

TRANQUIL VILLAGE CHARM
NEAR CITY LIFE

North Runcton is a quaint village located just a few miles south of King's Lynn in Norfolk. Known for its peaceful atmosphere and scenic countryside, it offers a charming escape from the hustle and bustle of city life.

The village has a strong sense of community, with local events and gatherings that foster neighbourly connection, as well as a thriving cricket club and tennis club with a vibrant social scene. Residents enjoy the lifestyle here, complemented by friendly interactions and a relaxed pace.

Surrounded by beautiful landscapes, North Runcton is ideal for outdoor enthusiasts. There are numerous walking and cycling paths that take you through picturesque fields and woodlands, making it perfect for nature lovers.

The village offers good transport links, with easy access to the A47 for commuting. King's Lynn Railway Station, just a short drive away, provides direct connections to larger cities, including Cambridge and London.

As a larger town, King's Lynn boasts a wide range of amenities, including shops, restaurants, and recreational facilities. The bustling marketplaces, local boutiques, and diverse dining options cater to various tastes.

Living in North Runcton provides a tranquil village experience, while the nearby King's Lynn adds urban convenience and rich cultural offerings. This blend of rural charm and accessibility makes the area an appealing choice for many seeking a balanced lifestyle.



SERVICES CONNECTED

Mains water and electricity. Oil-fired central heating.
Drainage via private treatment plant.

COUNCIL TAX

Band G.

ENERGY EFFICIENCY RATING

F. Ref:- 5034-3729-5409-0855-3296

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: ///policy.repelled.cyclone

AGENT'S NOTE

Presently the property is accessed via right-of-way over a private driveway shared with a neighbouring property. However, the vendors have advised there remains planning permission to establish a soul access entrance from Setch Road.

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.

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for the homeless

 **mind**
Norfolk and
Waveney

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Charity**
— EST. NORFOLK 1989 —

 **East Anglian
Air Ambulance**

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