



THE STORY OF

Oak Farmhouse

Stoke Ferry, Norfolk

SOWERBYS



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Oak Farmhouse

Stoke Ferry, Norfolk
PE33 9QJ

Spacious Detached House

Five Bedrooms

En-Suite, Bathroom and Cloakroom

Sitting Room with Wood Burner

Open Plan Kitchen/Family Room

Additional Reception/Living Room

Double Garage and Large Driveway

Enclosed Garden and Decked Seating Area

Utility Room

No Onward Chain

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This beautifully presented five-bedroom detached family home with its stunning brick and flint elevations offers an abundance of space and thoughtfully designed interiors. Nestled in a peaceful location, this property combines modern comforts with timeless charm, making it the perfect retreat for growing families or those who love to entertain.

Step into the welcoming front hallway, leading to a range of versatile living spaces. The heart of the home is the open-plan kitchen and family room, ideal for casual dining and gatherings. A sitting room complete with a cosy wood-burning stove provides the perfect spot to unwind, while a further living room offers flexibility for more formal occasions. Completing the ground floor are a utility room, cloakroom, and inner hallway, ensuring practicality and convenience for daily living.

A spacious landing leads to five well-appointed bedrooms, including the spacious principal suite featuring an elegant en-suite bathroom. The remaining four bedrooms are generously sized and share a bright and airy family bathroom, offering comfort for all family members or guests.

Outside, the property truly shines. The enclosed garden boasts a charming brick-and-flint wall and provides a private oasis for relaxation. A covered decked seating area offers a perfect space for al-fresco dining or entertaining. To the front, a generous double driveway leads to the double garage, ensuring ample parking and storage options.

Situated in a desirable location, this home provides the ideal combination of space, style, and convenience.





First Floor
Approximate Floor Area
1,211 sq. ft
(112.54 sq. m)



Garage
Approximate Floor Area
269 sq. ft
(25.00 sq. m)

Ground Floor
Approximate Floor Area
1,336 sq. ft
(124.15 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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Stoke Ferry

VILLAGE CHARM,
ENDLESS CONVENIENCE

The village of Stoke Ferry benefits from a range of amenities including a Primary School, Village Shop, Blacksmiths/Hardware Store, Community Centre, and two takeaways. Downham Market is within 6 miles with large supermarkets, independent shops and restaurants and direct links to London Kings Cross - approx. 1hr 30mins. There is also a direct train link to the Cathedral City of Norwich from Brandon which is approximately 11 miles away.

The interesting town of King's Lynn is close by with its much filmed old medieval centre around St Margaret's Church and newly redeveloped and pedestrianised Vancouver Shopping Centre. The town has good schools, the Queen Elizabeth II Hospital and there are large and small supermarkets and many superstores. There are restaurants, a ten-pin bowling alley, swimming pool, library, and a cinema. The Sandringham Estate is about 20 miles away with attractive walks through Sandringham Woods.

Slightly further away is the North West Norfolk Coastline with its beautiful long, sandy beaches. For the golfer there are courses in Lynn, Swaffham, Middleton and on the coast there are the challenging links courses of Hunstanton Golf Club and The Royal & West Norfolk Golf Club at Brancaster.



Note from the Vendor



“Our favourite spot in the house is the kitchen/ diner - we’ve enjoyed many times spent entertaining our family and friends.”



SERVICES CONNECTED

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

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

D. Ref: 0344-3037-1205-8784-6204

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: ///reckoned.ridiculed.swanky

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SOWERBYS

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