



THE STORY OF

Hive Cottage

East Winch, Norfolk

SOWERBYS

S

THE STORY OF

Hive Cottage

Lynn Road, East Winch, Norfolk
PE32 1NP



Detached Family Home

Six Bedrooms

Exposed Beams and a Log Burner

Family Bathroom and En-Suite to Principal Bedroom

Kitchen/Breakfast Room

Dining Room and Separate Sun Room

Off-Road Parking and Double Garage

Enclosed Rear Garden

Separate Games Room and Workshop

Easy Access to the A47



SOWERBYS KING'S LYNN OFFICE

01553 766741

kingslynn@sowerbys.com



“This was originally part of the nearby farm and has been our vendor’s charming home for nearly two decades.”

Believed to date back to the mid 1800s, Hive Cottage has been extended and improved over the years, now boasting an impressive six bedrooms - this really is a family home which packs a punch. There is a superb blend of low ceilings, exposed beams and generous spaces.

The current homeowners grew up in the village and when they had the opportunity to buy this home back in 2006, they jumped at the chance to give it the uplift the property benefits from today.



The oldest part of this home is the sitting room, a perfect space to unwind and cosy up in front of the log burner and exposed beams.

The kitchen/breakfast room has also been updated, providing a great space where someone can revel in their culinary skills.

With easy access to the sun room, the dining room creates its own ideal space for large families and entertaining friends.

If you need to work from home, there is not one but two designated places for this - with both a downstairs study and home office.



Upstairs, the bright gallery landing leads you to six double bedrooms and the family bathroom. With built-in wardrobes in two of the bedrooms, as well as an en-suite shower room to the principal, this home offers ample space for a larger family.

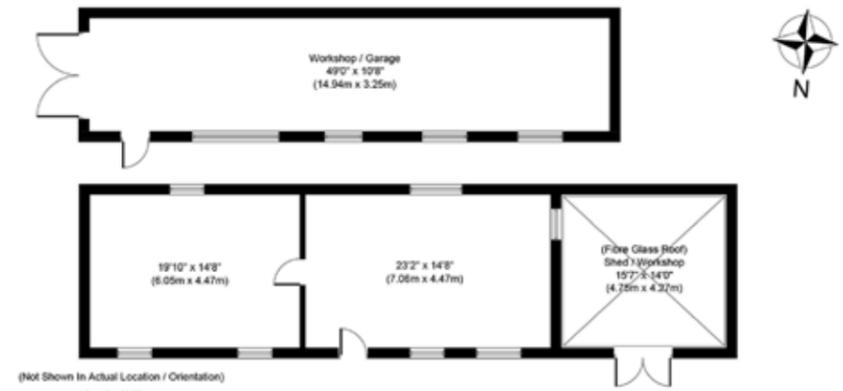
The outside space further complements the property. To the front wrought iron gates demonstrate security and privacy, whilst the gravel drive leads to a double garage with ample parking spaces.

“We grew up in the village so it was lovely to head back to our roots with this fantastic home.”

Head to the rear garden and it is a haven for some fun. If you enjoy a summer party, want to relax in a hot tub, or even just decamp to a useful detached games room - these outside areas are fantastic.

On offer here is a property designed for families who love to entertain, a house providing easy access to the A47 and a home packed with charm and character.





(Not Shown In Actual Location / Orientation)
Outbuildings
Approximate Floor Area
1390 Sq. ft
(129.1 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.

ALL THE REASONS

East Winch

IN NORFOLK
IS THE PLACE TO CALL HOME



Situated on the A47 Norwich to King's Lynn road is East Winch.

It has a local village pub and a church, and more facilities can be found in the neighbouring villages.

Perched on the banks of the River Ouse, King's Lynn is the nearest town to East Winch and 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, dominated by the Hanseatic League. Although the growth of London later eroded the port's importance, ship-building and fishing became prominent industries, the latter of which is documented at True's Yard Museum.

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. In 1845, there were at least ten pubs on this street alone, and although these have faded away a relatively new arrival is the WhataHoot distillery with its gin school and handmade spirits.

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 the Vendor



Sandringham is a popular destination for people around the country, let alone the county.

“Whether it's dog walking in Leziate, time spent at Pentney Lakes or a trip to Sandringham - there's much nearby .”

THE VENDOR



SERVICES CONNECTED

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

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

E. Ref:- 9352-2818-6601-9908-4015

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: ///outfit.progress.streak

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



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606. Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL