



THE STORY OF  
**L'Ancrese**  
*Leziate, Norfolk*

**SOWERBYS**





THE STORY OF

# L'Ancrese

90 Brow Of The Hill, Leziate, Norfolk  
PE32 1EN

---

Detached Family Home

Sitting on 2/3 of an Acre (Stms)

Kitchen/Breakfast Room and  
Separate Formal Dining Room

Bright Sitting Room with Log Burner

Sun Room with Spectacular Elevated  
Views Over the Mature Garden

Ground Floor Bedroom and Family Bathroom

Four Upstairs Bedrooms, Family  
Bathroom, and an En-Suite

Ample Off-Road Parking and Triple Garage

Beautifully Landscaped Rear Garden

Sold With No Upward Chain

---

**SOWERBYS KING'S LYNN OFFICE**

01553 766741

kingslynn@sowerbys.com







L'Ancrese has been a cherished home since 1988, where many happy memories have been created.

A secluded chalet-style house, neatly concealed behind an established tree line, demonstrating a real sense of solitude.

Internally, the property has a very pleasing layout. The design focuses on the enviable views over a mature landscaped rear garden.

The open-plan dining room seamlessly connects to the kitchen and sitting room, creating a perfect space to entertain and host large gatherings.

The sun-room is a favoured area of this home, and it is easy to understand why; the imposing views over an elevated garden, coupled with the french doors connecting to the sitting room, make this bright room versatile all year-round.

Working in tandem with the sun-room, the sitting room is a space which truly shines. With a log burner perfect during cooler days, this room provides a separate space for those seeking some quiet time.

The kitchen/breakfast room is a further area which is attentive to the homes surrounding views. Budding chefs will relish spending time here, grateful of its bright atmosphere and the vistas.

There is one bedroom conveniently located on the ground floor, accompanied by a family bathroom. This could be the perfect home for multi-generational living, or simply lending itself to guests.



Heading to the first floor, the landing provides access to four additional bedrooms and another family bathroom. The principal bedroom boasts its own en-suite - and doorway up to a sizeable attic, whilst the second bedroom houses plenty of useful built-in wardrobes.







The outside space is cleverly divided. A long drive leads to the triple garage and offers ample parking spaces. The rear garden benefits from a raised patio area – ideal for al-fresco dining. Mature trees surround the property and enhances the sense of privacy, with a sizeable lawn sure to keep all the family entertained for hours.

A cherished family home, situated on a plot extending to 2/3 of an acre (stms), and nestled in the woods, is now ready for someone new to truly make this their forever home.











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.

Copyright V360 Ltd 2023 | [www.houseviz.com](http://www.houseviz.com)



# Leziate

Situated in the heart of West Norfolk, Leziate is a lovely quiet village where you can enjoy the tranquillity of countryside living.

The peaceful route ‘Leziate Walk’ passes through Leziate and the neighbouring village of Ashwicken. Surrounded by acres of delightful woodland and full of rural charm, this scenic route takes you around the beautiful lakes and is ideal for walking, jogging and cycling.

Congham Hall, wit hits renowned herb garden is just a short drive away, whilst impressive Sandringham Estate with the house, gardens and woodland walks is nine miles away and well worth a visit.

The nearby market town of King’s Lynn, 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.

With Cambridge, Peterborough and Norwich 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.

Leziate is perfectly located for those looking for a quieter way of life, whilst remaining close to the thriving town of King’s Lynn and all of the amenities it has to offer.



## Note from the Vendor



“The sun room has been a favourite spot in this spacious home.”



## SERVICES CONNECTED

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

## COUNCIL TAX

Band F.

## ENERGY EFFICIENCY RATING

E. Ref:- 0176-3037-9205-0164-4204

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: ///cafe.declines.guests

## AGENT’S NOTE

There is a Tree Preservation Order (TPO) on the red wood tree in the back garden.

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

To mark our 30th anniversary year, we're making a donation  
to these Norfolk charities every time we sell a home

*Nelson's*  
Journey

 **St Martins**  
more than a home  
for the homeless

 **mind**  
Norfolk and  
Waveney

 **Cancer  
Charity**  
— EST. NORFOLK 1989 —

 **East Anglian  
Air Ambulance**

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

