



THE STORY OF

# Linnymead

*North Wootton, Norfolk*

SOWERBYS

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THE STORY OF  
**Linnymead**  
North Wootton, Norfolk  
PE30 3PZ

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Contemporary and Detached Family Home

Modernised and Extended Over  
the Past Four Years

Sitting Room with Double Height  
Ceiling and Mezzanine Landing

Open-Plan Kitchen/Dining  
Room and Family Room

Separate Snug/Office

Four Double Bedrooms, One of  
Which is on the Ground Floor

Three En-Suites and a Balcony

Walk-In Dressing Room to Main Bedroom,  
with Potential to Become a Fifth Bedroom

Heated Outdoor Swimming Pool,  
Hot-Tub and Bar/Pool House

Workshop and Ample Off-Road Parking

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Linnymead is a contemporary property located in North Wootton, perfect for hosting gatherings and offering a unique and welcoming atmosphere. Over the past four years, the property has been completely transformed into a one-of-a-kind family home.

As you approach Linnymead, it immediately stands out for all the right reasons. The double-height glass frontage and surrounding woodland backdrop create a striking first impression. The property has been thoughtfully designed, with its central hub seamlessly adapting to the changing seasons.



The kitchen, dining area, and family room are the heart of the home, where everyone comes together. This space features triple-aspect windows and French doors that open to an outdoor covered dining area. The kitchen island serves as a focal point, and top-of-the-line appliances make it a dream for anyone who loves to cook.

The sitting room is equally impressive, thanks to its expansive glass frontage, high ceilings, and the addition of an electric fireplace, which adds a cozy touch to the vast space. For those who work from home, the snug provides a perfect, comfortable workspace. Completing the ground floor space is the fourth bedroom.





Moving to the upper level, the bright and airy mezzanine landing provides access to the sleeping quarters. All three bedrooms are generously sized doubles, each with its own ensuite. One bedroom features a private balcony, while the primary bedroom includes a spacious walk-in dressing room.

Outside, the space is thoughtfully designed. At the front, a gravel driveway offers ample parking, and what was once an open garage has been transformed into a well-appointed workshop. This space could easily be converted back into a garage if needed.



The rear garden is truly special. A swimming pool and a sunken hot tub have been added, creating a perfect space for relaxation and entertainment. The bar/pool house, fully insulated and equipped with power and lighting, can also serve as a mini-annex since it includes its own sanitary facilities. The garden also features a lush green area filled with various shrubs and plants, adding to the tranquil atmosphere and making it an ideal oasis for relaxation or entertaining.



This superb home, in a fantastic location, is now ready for its new owner to move right in.

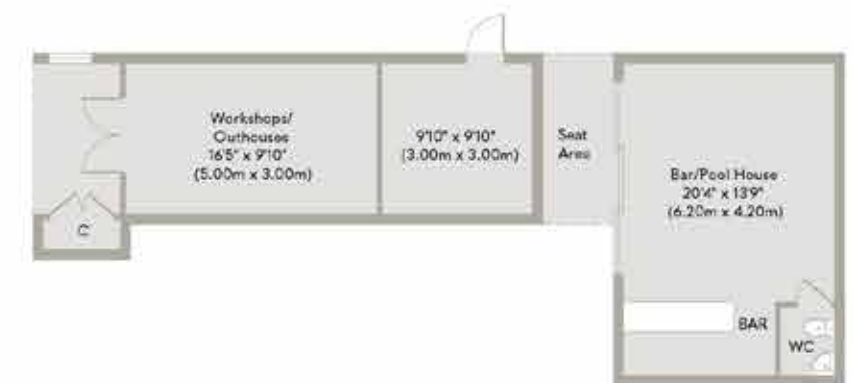




Ground Floor  
Approximate Floor Area  
1,638 sq. ft  
(152.16 sq. m)



First Floor  
Approximate Floor Area  
1,302 sq. ft  
(120.92 sq. m)



Outbuilding  
Approximate Floor Area  
665 sq. ft  
(61.75 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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## North Wootton

ON THE OUTSKIRTS OF AN HISTORIC  
MARKET TOWN

North Wootton is on the outskirts of King's Lynn which has the facilities you would expect from a market town in Norfolk, including schools, shopping and leisure facilities. There is a mainline train service to London King's Cross via Cambridge - 1hr 40mins).

One of the main attractions in North Wootton is the historic St. Mary's Church, which dates back to the 12th century and features stunning architecture and a tranquil churchyard. The village also boasts a lovely local pub where visitors can enjoy a refreshing drink and traditional British fare.

The Sandringham Estate is nearby with Sandringham House and attractive walks through the woods. Slightly further is the North West Norfolk Coastline with the beautiful, long, sandy beaches. For the golf enthusiasts there is the King's Lynn Golf Club and the challenging links courses of Hunstanton Golf Club and The Royal West Norfolk Golf Club at Brancaster

Whether you're interested in history, nature, or simply enjoying the tranquillity of the countryside, North Wootton and its surrounding areas offer something for everyone.



*Note from Sowerbys*



“Over the past four years, the property has been completely transformed into a one-of-a-kind family home.”



### SERVICES CONNECTED

Mains water, electricity, gas and drainage.

### COUNCIL TAX

Band E.

### ENERGY EFFICIENCY RATING

C. Ref: 2620-1511-4100-1108-4321.

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: ///issues.flashing.strikers

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# 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**

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