



THE STORY OF

# The Lodge

*Ashwicken, Norfolk*

SOWERBYS





THE STORY OF

# The Lodge

Ashwicken, Norfolk  
PE32 1LP

---

Distinguished 20th-Century Residence

Art Deco Charm and Modern Luxury

More Than 8,000 Sq. Ft. of  
Elegant Accommodation

Five Luxurious Bedrooms

Manicured Gardens, Mature Woodland,  
and Quiet Seating Areas

Indoor Swimming Pool, Hot Tub, and Sauna

Air Source Heat Pumps, Air  
Conditioning and Solar Panels

Extensive Outbuildings Including Garaging,  
Workshops, and Storage for Flexible Use

---

**SOWERBYS KING'S LYNN OFFICE**

01553 766741

[kingslynn@sowerbys.com](mailto:kingslynn@sowerbys.com)







The Lodge presents a rare opportunity to acquire an exquisite country home of exceptional calibre. Offering timeless elegance, superb living spaces, and a truly enviable location, this is a home which speaks to those with a discerning eye for quality and an appreciation for the finer things in life.

Set within the tranquil rural landscape of Ashwick, The Lodge is an exceptional detached residence which embodies the grace of a bygone era while embracing the comforts of contemporary living. Nestled amidst expansive, beautifully manicured gardens, this distinguished home offers an idyllic retreat for those seeking refined countryside living without compromising on convenience.

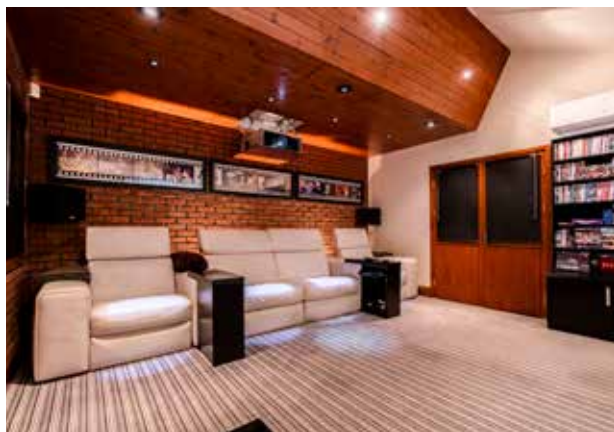
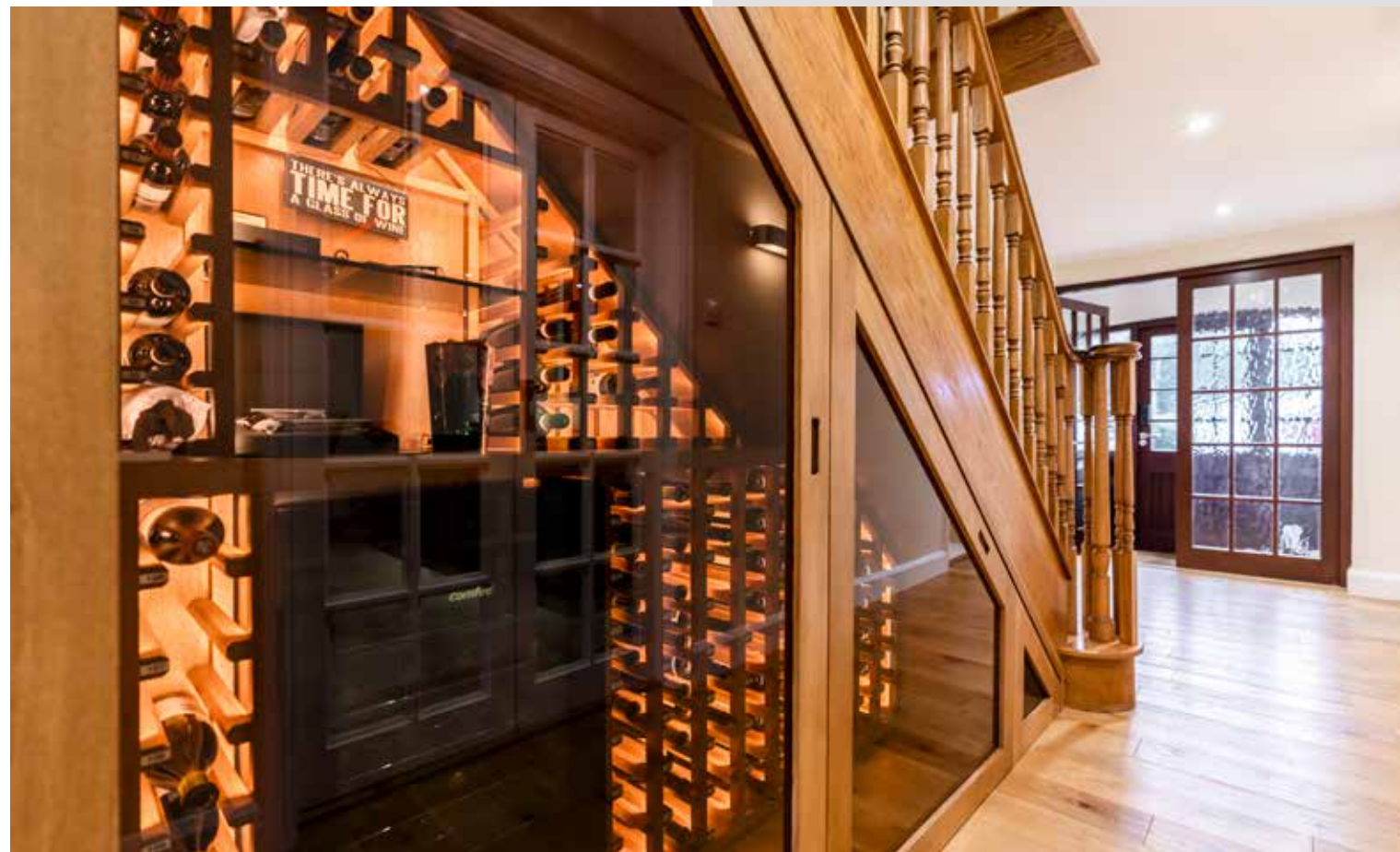


Dating back to the early 20th century, The Lodge presents a captivating combination of art deco character and meticulous modern enhancements. The property has been lovingly maintained, extended, and sympathetically updated. With an impressive selection of well-appointed living spaces and sumptuous bedroom suites, the accommodation unfolds across generous proportions, comfortably in excess of 8,000 sq. ft. - offering an unparalleled sense of grandeur.





Our property has been a great family home with total privacy.





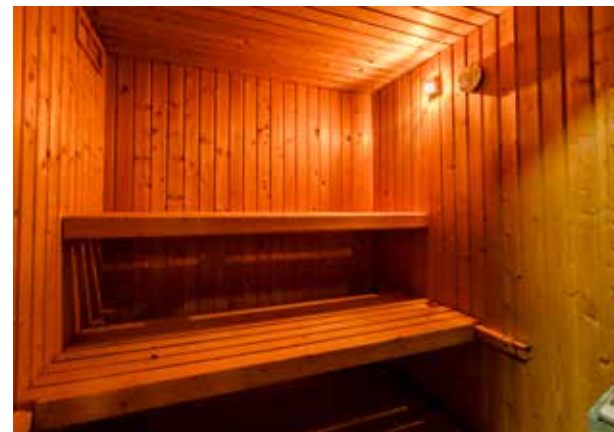




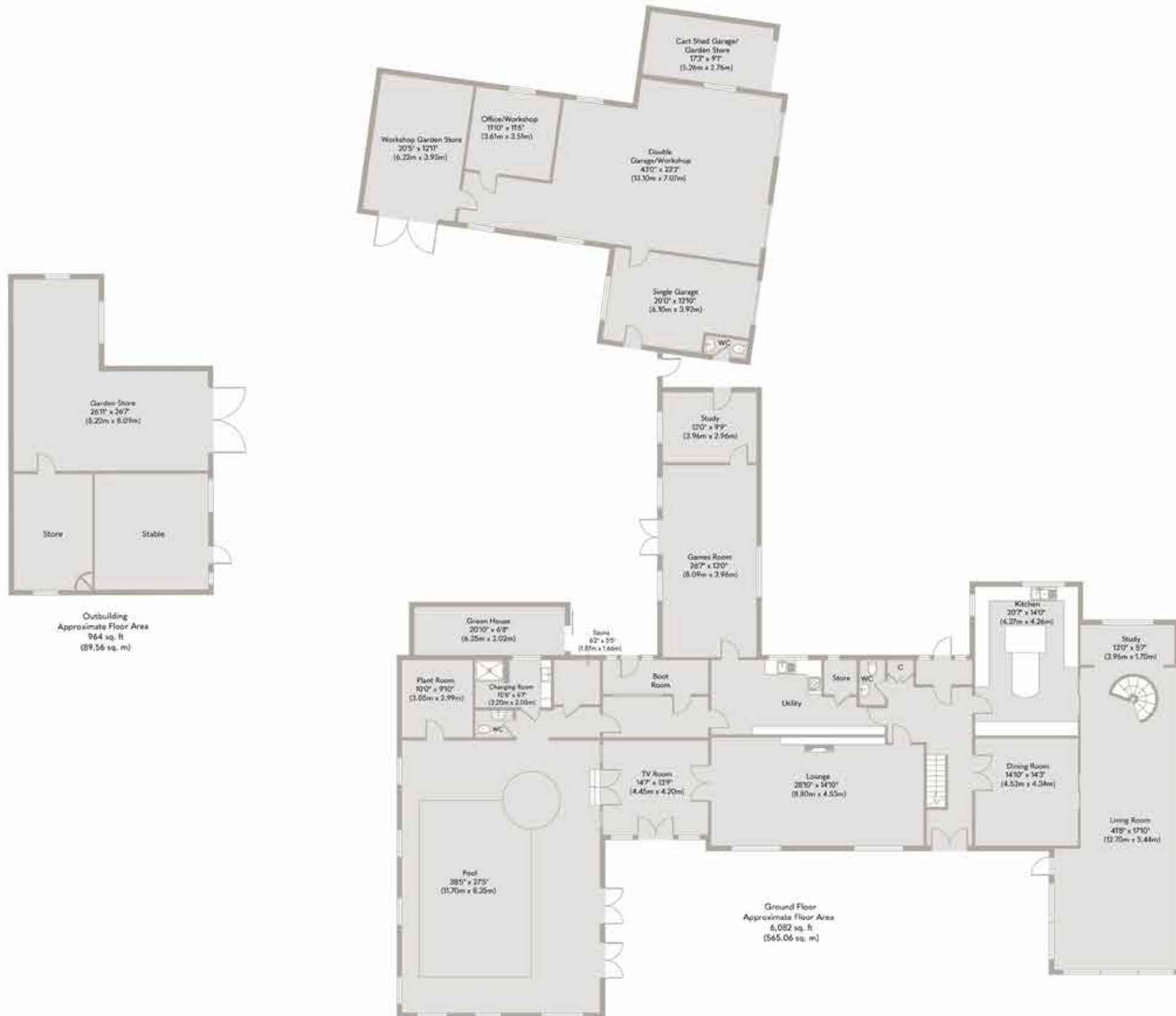
The Lodge is enveloped by substantial private grounds which extend to five acres (stms), where formal gardens seamlessly blend with natural woodland, creating an enchanting outdoor retreat. Manicured lawns extend towards mature borders, while carefully designed seating areas provide ideal spots to enjoy the serenity of the countryside. Whether hosting summer gatherings, indulging in a moment of solitude, or exploring the beauty of the seasons, the gardens serve as a true sanctuary.

Furthermore, with a broad array of outbuildings comprising of extensive garaging options, workshops and stores, the property enjoys a wealth of options.

While The Lodge proudly retains its period charm, thoughtful updates have ensured that the home meets the demands of modern living. Recently installed air source heating systems for the home and swimming pool along with air conditioning which can also be found throughout offer a sustainable and cost-efficient heating solution, whilst allowing for a luxurious climate in those warmer summer months, harmonising environmental consciousness with everyday comfort. The addition of solar PV also complements these green credentials seamlessly.







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 2025 | [www.houseviz.com](http://www.houseviz.com)

# Ashwicken

A SCENIC AND  
QUIET VILLAGE

Situated in the heart of West Norfolk, Ashwicken is a lovely quiet village where you can enjoy the tranquillity of countryside living. The village itself offers a 14th century church and a Primary school for those with young children.

There are many scenic walking routes nearby around the lakes in Leziate and Sandringham Estate with the house, the gardens and woodland walks is just a short drive away. Slightly further away is the popular north Norfolk coast with its beautiful cliffs and beaches. For keen golfers there are courses in King's Lynn and the links courses of Hunstanton and Royal West Norfolk at Brancaster.

Less than eight miles away, is this 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 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.

Ashwicken 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



“Our home is private, complete and substantial. There are farming connections and historical farm ledgers which remain with the property.”



## SERVICES CONNECTED

Mains water and electricity. Heating via air source heat pump and PV solar panels. Drainage via septic tank.

## COUNCIL TAX

Band F.

## ENERGY EFFICIENCY RATING

D. Ref:- 0168-8060-7287-2693-2900

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: ///tonal.quote.unstable

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

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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

