



THE STORY OF

# Silvermist Lodge

*Middleton, Norfolk*

SOWERBYS





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Middleton, Norfolk  
PE32 1RW

Picturesque Estate Setting

Single-Storey Three  
Double Bedroom Home

Spacious Kitchen/Dining  
Area and Separate Utility

Vaulted Living Room  
with Exposed Oak Beams  
and Log Burner

French Doors Opening to  
Landscaped Garden with Patio

Principal Suite with En-  
Suite Shower Room and  
Stylish Family Bathroom

Private Driveway, Block-  
Paved Parking, and Separate  
Garage for Storage or Vehicle

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Discovered within the picturesque estate of The Old Hall in Middleton, Silvermist Lodge is a beautifully crafted single-storey home forming part of an exclusive development originally constructed by renowned local developers, Bullock Homes. Completed in 2008, this exquisite residence slips among former agricultural buildings and seamlessly blends timeless rural character with modern-day comfort, all while enjoying an enviable position encompassed on two sides by the parkland grounds of the neighbouring hall.

A welcoming entrance hall sets the tone, leading through to the spacious kitchen and dining room where solid wood units and integrated appliances create a practical yet elegant culinary space. This flows effortlessly through double doors into the stunning vaulted living room, a space of true charm and grandeur where exposed oak beams and a log burner infuse warmth and character. Meanwhile, french doors open onto the garden, allowing the ever-changing seasons to become part of everyday life.

The home's three well-proportioned double bedrooms offer a sense of calm and retreat. The principal suite enjoys its own private shower room en-suite as well as a set of french doors to the garden, creating an effortless connection to the outdoors and offering delightful views to enjoy with a morning cup of tea in bed. The remaining bedrooms share a stylish family bathroom complete with a separate bath and shower, offering both luxury and practicality. A utility room ensures that the everyday workings of the home remain neatly tucked away.





The meticulous attention to detail continues outside, where the landscaped garden has been thoughtfully designed for both beauty and ease of maintenance. A smart patio area is perfect for alfresco dining, while high-quality artificial grass bordered by traditional post-and-rail paddock fencing enhances the rural aesthetic.

The approach to Silvermist is nothing short of impressive. A sweeping private driveway leads down to this exclusive collection of characterful homes, with Silvermist Lodge enjoying exceptional kerb appeal thanks to its neat block-paved driveway providing ample off-road parking. A separate garage offers fantastic storage, whether for a vehicle or outdoor pursuits.

This is a home that offers the very best of countryside living—rich in character, set in an idyllic position, and finished to an exceptional standard both inside and out. Whether enjoying a morning coffee in the garden with views of the neighbouring hall’s grounds or cosying up by the fire on a winter’s evening, Silvermist is a home to be truly cherished.



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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# Middleton

VILLAGE LIFE WITH A SELECTION TO SO MUCH MORE...

Village life with a fine selection of amenities. Middleton enjoys its own Golf Club along with a church, restaurant and shop with post office. Sitting just over four miles from the Hanseatic King's Lynn, where a choice of schools, stores and eateries on the quay await.

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.

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.

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 Sowerbys*



"This is a home that offers the very best of countryside living—rich in character, set in an idyllic position..."



## SERVICES CONNECTED

Mains water and electricity. Drainage via private treatment plant. Ground source heat pump with underfloor heating throughout and log burner.

## COUNCIL TAX

Band C.

## ENERGY EFFICIENCY RATING

C. Ref:- 2140-3047-9202-2325-1200

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: ///wriggle.spreading.informer

## AGENT'S NOTE

The property is accessed by a right-of-way over a shared private driveway with shared maintenance costs. A restrictive covenant prevents the storage of caravans and boats.

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.



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