



THE STORY OF

The Forge

Fincham, Norfolk

SOWERBYS



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PE33 9ET

Stunning Open-Plan Living

High-Quality Finish Throughout

Cosy Sitting Room

Two Principal Bedrooms

Three Spacious Double Bedrooms

Home Office/Study

Beautifully Landscaped Wraparound Garden

Versatile Insulated Workshop

Double Garage with Electric Doors

Charming Village Location

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Located in the heart of Fincham, a charming Norfolk village steeped in history, The Forge is an exceptional home that has been lovingly completed by its current owners. Originally an incomplete new build, they have meticulously crafted a warm and inviting home, blending modern luxury with timeless character. The result is a property that embraces both family life and entertaining, offering versatility, elegance, and an exceptional standard of finish throughout.

At the heart of the home is the stunning open-plan kitchen, dining, and family room - a true centrepiece. The shaker-style kitchen is beautifully designed, offering a range of integrated appliances and abundant workspace. The vaulted ceilings in the family room create a wonderful sense of space and light, while french doors open seamlessly onto the patio, connecting the home effortlessly with the garden - a dream for summer gatherings.

The sitting room is a cosy retreat, featuring a charming fireplace as its focal point. Further french doors leading outside, reinforcing the indoor-outdoor flow that makes this home so special. A study provides a quiet space for working from home or unwinding with a book, while a utility room and cloakroom add practicality.

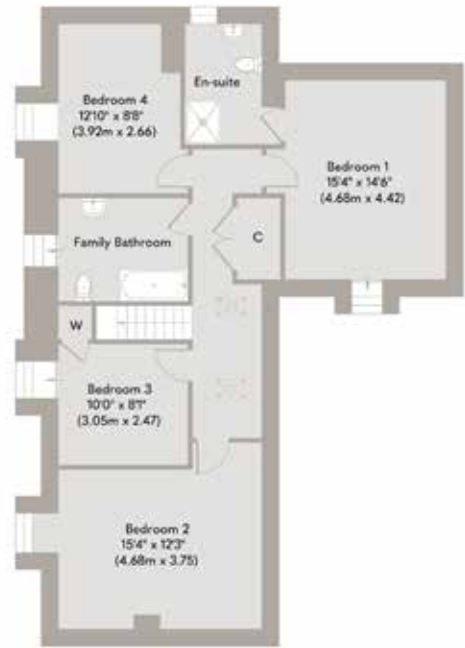
A standout feature of The Forge is the ability to choose between two principal bedrooms. The ground floor suite is a fantastic option, offering incredible versatility and future-proofing, while the first-floor principal bedroom benefits from an en-suite, making it a truly luxurious retreat. Three further generously proportioned double bedrooms provide ample space for family and guests, all served by a sumptuous family bathroom.



The wraparound garden is a beautifully landscaped haven, almost entirely walled, ensuring privacy and tranquillity. A variety of plants, a vegetable plot, and well-tended lawns allow you to follow the sun throughout the day, creating an idyllic setting for outdoor living.

Beyond the house itself, a fully insulated timber workshop with electric heating offers incredible flexibility - whether as a home office, creative studio, or summer house. A double garage with electric doors completes the picture.

With its exquisite finish, versatile layout, and seamless connection to the outdoors, The Forge is far more than just a house - it's a forever home, waiting to be cherished.



First Floor
Approximate Floor Area
972 sq. ft
(90.26 sq. m)



Ground Floor
Approximate Floor Area
1,483 sq. ft
(137.79 sq. m)



Outbuildings
Approximate Floor Area
690 sq. ft
(64.13 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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Fincham

A GATEWAY TO SERENE COUNTRY LIVING

A village which is located approximately 5 miles from Downham Market, Fincham has a garage, public house and a most attractive 14th century church.

A primary school can be found in the neighbouring village of Shouldham, approximately 2 miles away, with secondary schools at the town of Downham Market, as well as a fast train service to London Kings Cross (1 hour 30 minutes).

Both King's Lynn and Swaffham are around 10 miles away, offering further facilities.

An historic and thriving market town, Swaffham has an extensive range of local amenities including a Waitrose, Tesco, Asda, further shops, pubs and restaurants, three doctors surgeries and primary, secondary and higher schools together with a variety of leisure and sports activities including an excellent golf club.

The town has an extremely popular Saturday market and many interesting historic buildings including the parish church and 'The Buttercross'.

The town also boasts a museum which focuses on many different and impressive parts of local history. One key gallery is The Carter Centenary, a chance to learn about Howard Carter, famous for the 1922 discovery of the tomb of Tutankhamun - whose extended family lived in Swaffham.

The town offers a great hub for those who wish for a perfect family life. It has a series of schools for different ages, along with being relatively close to other schools including Greshams, Langley Hall and Beeston Hall School.



Note from the Vendor



“Our favourite spot in the house is the kitchen/ dining area, it gets sun on three sides and stays warm in the winter but cool in the summer.”



SERVICES CONNECTED

Mains electricity, water and drainage. Electric vehicle charger. Oil fired central heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

C. 2113-5521-7198-1215-7796

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: ///fended.soda.endearing

AGENT'S NOTE

The property is accessed by a shared driveway with electric gates. The maintenance costs of the shared areas is undertaken by the four properties on the development. There has been historic occurrence of Japanese knotweed which has been treated, eliminated and understood to have not reoccurred for approximately 11 years.

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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