



THE STORY OF

6 Mulberry Lea

Upwell, Norfolk

SOWERBYS



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Upwell, Norfolk
PE14 9AG

Six Bedrooms, Including a Luxurious Principal Suite with Walk-In Wardrobe and En-Suite

Family Bathroom, Shower Room,
and Further En-Suite

Spacious Living Room with Curved Bay Window and French Doors to Garden

Kitchen with Patio Access, Ideal
for Indoor-Outdoor Living

Dedicated Study for Home Working

Two Top-Floor Bedrooms with Stunning Window Balconies and Field Views

Integral Double Garage with Utility Units

Peaceful Village Setting with Easy Access to the River Nene for Walks

Excellent Transport Links to Wisbech, Downham Market, and King's Lynn

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Set within the village of Upwell, this beautifully designed family home offers an enviable blend of space, light, and countryside views. Tucked away from the main road in a peaceful setting, this thoughtfully designed residence provides an idyllic sanctuary, with a wonderful balance of modern convenience and rural charm.

From the moment you step inside, there's a sense of warmth and welcome. The ground floor is perfectly arranged for both family living and entertaining, featuring a well-proportioned study, an elegant dining room, and a bright and airy kitchen, where a door leads directly to the patio and garden - ideal for summer dining.

The living room is a truly special space, with its charming curved bay window and French doors framing the delightful rear garden and fields beyond. Here, you can sit with your morning coffee and soak in the ever-changing countryside views. Completing this level is an integral double garage, equipped with utility units - perfect for storage and practicality.

The first floor is home to four bedrooms, including a principal suite with a walk-in wardrobe and luxurious en-suite, complete with a separate bath and shower. A second double bedroom also benefits from an en-suite, while the remaining two bedrooms - one a generous single, the other a good-sized double - enjoy use of the family bathroom, which also features both a bath and a shower.





Ascend to the second floor, and the sense of space continues. Two further double bedrooms enjoy the most spectacular views, with Juliet balconies offering the perfect perch from which to pause and take in the far-reaching countryside. A shower room serves these rooms, making this upper level a wonderfully private retreat for guests, older children, or even a home office or hobby room.

Step outside, and you'll find a mature, beautifully planted garden, rich with a variety of shrubs and flowers. It's a haven for wildlife and a joy to sit in throughout the seasons. The outdoor space offers room for children to play or for quiet moments of reflection in nature.

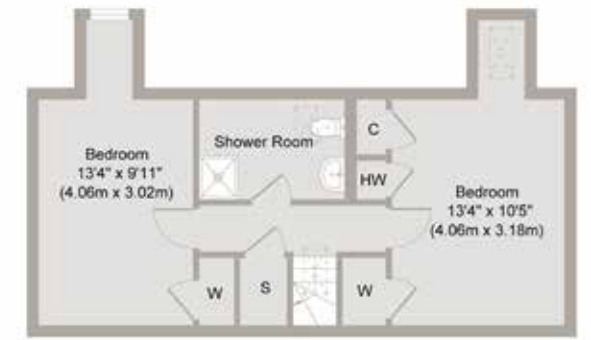
“Moving here gave us more space in a quieter environment.”

Beyond the home itself, Upwell offers an inviting community feel, with friendly neighbours, scenic river walks, and easy access to amenities. Stroll along the banks of the River Nene, explore the tranquil Blunt's Orchard, or visit the Welney Wetland Centre for a day of birdwatching. The Lamb & Flag is just a short trip away - perfect for a relaxed lunch or an evening meal.

6 Mulberry Lea is a home which offers not just a place to live, but a lifestyle - one of space, serenity, and connection to the countryside.



First Floor
Approximate Floor Area
821 sq. ft
(76.23 sq. m)



Second Floor
Approximate Floor Area
440 sq. ft
(40.85 sq. m)



Ground Floor
Approximate Floor Area
948 sq. ft
(88.11 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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Upwell

WHERE TRANQUIL WATERWAYS
MEET VIBRANT VILLAGE LIFE

Upwell stands on the river Nene and within the village there is a church, shop, primary school and public house. Upwell is located approximately 6 miles from Wisbech, having a variety of shops, amenities and schools, including Wisbech Grammar School. The village is approximately 14 miles from Downham Market with its shops, amenities and a mainline railway station to Ely, Cambridge and London Kings Cross.

Downham Market is one of Norfolk's oldest market towns and it can be traced back to Saxon times. The town has a good range of shops and a busy market on Fridays and Saturdays as well as a range of schools and nurseries including a college. There are many attractive houses and buildings and an unusual gothic black and white town clock. It is an ideal place for walking or cycling and the peaceful waterways are excellent for boating and fishing. Nearby at Welney is the famous Wildfowl and Wetlands Trust nature reserve, which is very popular with birdwatchers. In November the Festival of Swans is held where visitors can observe the over-wintering swans.

King's Lynn has an excellent variety of shops, supermarkets, places to eat, ten-pin bowling alley, swimming pool, football club, cinema, theatre and three impressive churches. There are many services within the town including the Queen Elizabeth Hospital, police station, fire station, primary schools, three secondary schools, college and a library. King's Lynn is connected to the local cities of Norwich and Peterborough via the A47 and to Cambridge via the A10. There is a mainline rail link via Cambridge to London King's Cross (1 hour and 40 minutes).



Note from the Vendor



"We've loved sitting in the bay window overlooking a garden full of a huge variety of trees and shrubs."



SERVICES CONNECTED

Mains water, electricity, and drainage. Electric central heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

C. Ref:- 0828-7014-6273-4891-4910

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: ///unleashed.downfield.shocked

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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