



THE STORY OF

# Willow House

*Gooderstone, Norfolk*

SOWERBYS





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# Willow House

Gooderstone, King's Lynn, Norfolk  
PE33 9BP

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Spacious Four Bedroom Detached Family  
Home with No Onward Chain

Set in the Peaceful and Charming  
Village of Gooderstone

Bright and Airy Sitting Room With  
Sun-Drenched Windows

Modern Kitchen and Generous  
Living Areas Throughout

Principal Bedroom With En-Suite Shower Room

Steeped in Local History — Former Site  
of a Forester's Lodge and Windmill

Mature Gardens With Countryside  
Views and Rural Tranquillity

Stunning Local Walks With Abundant  
Wildlife on Your Doorstep

Newly Introduced Village Bus  
Service and Easy Town Access

A Perfect Blend of Modern Living  
and Countryside Charm

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Tucked away in the heart of the peaceful village of Gooderstone, Willow House is a home that invites you to exhale the moment you arrive. Built on the historic grounds of an old forester's lodge and former windmill, this modern family home is rich with character, charm and space — a sanctuary where countryside calm meets contemporary comfort.

Step inside and you'll find generous proportions and light-filled rooms throughout. The expansive sitting room is a standout space, a favourite of the current owners, where the sun pours through wide windows, offering a warm and uplifting atmosphere all year round. It's the kind of room that makes you want to stay a little longer. The kitchen and dining area are equally impressive, perfect for entertaining or simply enjoying everyday family life.

Upstairs, four well-appointed bedrooms provide plenty of space for growing families or visiting guests, with an en-suite to the principal bedroom and a stylish family bathroom completing the first floor.

Beyond the walls of the home lies a world of natural beauty. Gooderstone is renowned for its scenic walks and rich wildlife — from early morning strolls down Clarke's Lane with its ever-changing views and quiet encounters with deer and peacocks, to longer walks through open fields and winding trails to Foulton and back. It's a lifestyle of connection — to nature, to peace, and to the charm of rural Norfolk.

The village itself is wonderfully quiet, yet remarkably connected — just a short drive from town and now with the added convenience of a local bus service. And if you're a lover of local history, you'll be delighted by the home's roots. The garden still rests over the foundations of the original windmill, and next door, at Mill House, the old bakery remains tucked away in the cellar — a gentle nod to the stories this land still holds. Three words the owners use to describe their home? Modern. Spacious. Quiet. And we couldn't agree more.

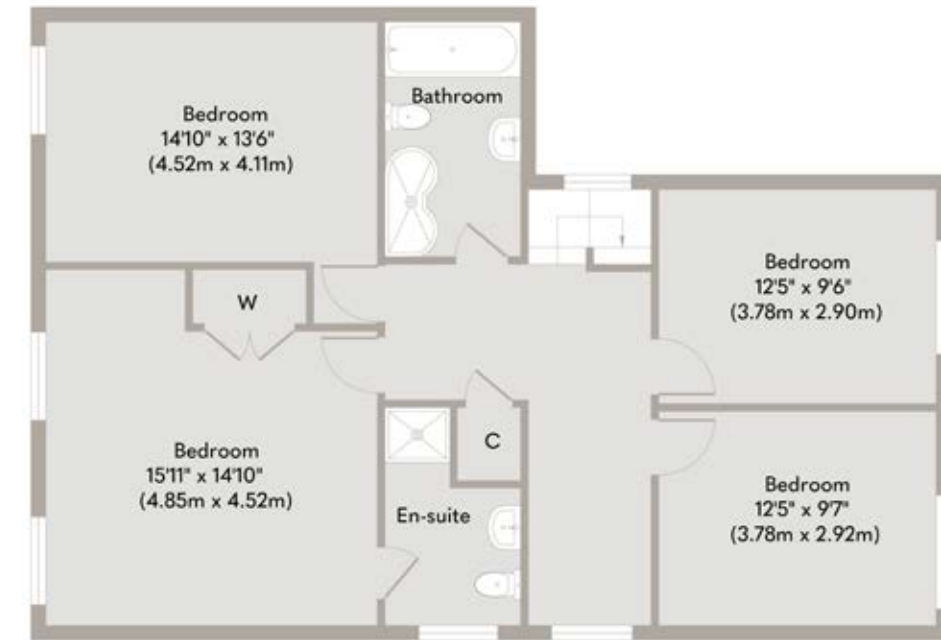




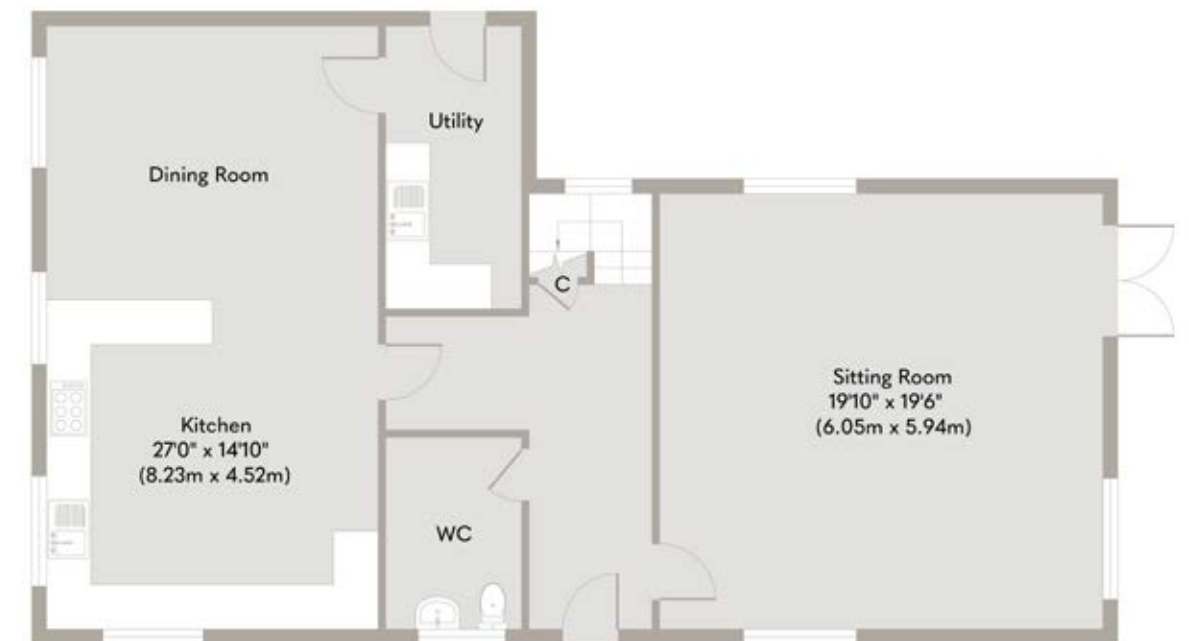
If we had to sum up our home in three words, they would be modern, spacious and quiet.







First Floor  
Approximate Floor Area  
936 sq. ft  
(86.96 sq. m)



Ground Floor  
Approximate Floor Area  
1081 sq. ft  
(100.40 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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# Gooderstone

## TRADITIONAL VILLAGE CHARM

Tucked away in the Norfolk countryside, Gooderstone is a traditional village with a warm, welcoming community, just 6 miles from the bustling market town of Swaffham.

At its heart is the charming St. George's Church, complete with a 13th-century Norman tower. A mobile Post Office visits several times a week, keeping village life connected.

Opposite the church is the much-loved Swan Inn, a cosy village pub that's a hub of activity. From informal folk and acoustic jam nights to a monthly quiz, weekly singing group, craft club, and regular coffee mornings, there's always something happening.

Families are well catered for with an OFSTED-rated Outstanding primary school and a local pre-school.

A real hidden gem, Gooderstone Water Gardens offers six acres of peaceful gardens to explore. A favourite with locals and visitors alike, it's perfect for a wander, a cuppa in the Tearoom, or a moment of calm. Open all year round and dog-friendly too.

Nearby Swaffham has everything you could need – supermarkets including Waitrose, Tesco and Asda, great places to eat and shop, excellent schools, doctors' surgeries and plenty of sports and leisure options, including a top golf course. Don't miss its popular Saturday market and historic landmarks like The Buttercross.

With rail links at Brandon (12 miles) and Downham Market (13 miles), Gooderstone offers the charm of village life with convenience close at hand – ideal for those who want the best of both worlds.



### Note from the Vendor



“The house was built on the site of an old forester's lodge... It was also the site of a windmill – we left the foundations under the garden.”



### SERVICES CONNECTED

Mains water, electricity and drainage. Oil fired central heating.

### COUNCIL TAX

Band E.

### ENERGY EFFICIENCY RATING

C. Ref:- 2141-4110-8813-7191-6094

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: ///surfacing.beeline.remover

### AGENT'S NOTE

The property's driveway is shared with a neighbouring property with allocated parking spaces for Willow House to the rear.

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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