



THE STORY OF

Castle Meadow

Wormegay, Norfolk

SOWERBYS



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Castle Meadow

Castle Road, Wormegay, Norfolk
PE33 0SE

Historic Grade II Listed Georgian House (1754)

Entry In Pevsner's "Buildings of England"

Incorporates Earlier 16th–17th Century Structure

Medieval Gargoyle and Stone Crosses
Integrated into the House

Outstanding Norman Motte and
Bailey Castle Mound

Five Bedrooms in Main House

Separate Two-Bedroom Annexe

Mature Gardens, Approximately 2.5 Acres
(STMS) with Outstanding Views

Rural Yet Accessible Location

Close to 6,000 Sq. Ft. of
Accommodation and Outbuildings

No Onward Chain

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In the idyllic village of Wormegay, Castle Meadow is a magnificent Grade II listed Georgian home dating from 1754, offered to the market with no onward chain. Rich in character and history, this elegant property is accompanied by its own Norman motte and bailey castle mound - widely regarded by archaeological experts as the best preserved in Norfolk.

Recognised in Pevsner's Buildings of England (North-West & South Norfolk volume, pp. 787-788), Castle Meadow's story began with a wealthy King's Lynn merchant who built this gracious home atop the remnants of an earlier 16th- or 17th-century cottage. Echoes of this layered past remain today, with a gargoyle from a nearby medieval priory and stone crosses thoughtfully built into the structure itself.

Inside, Castle Meadow offers five bedrooms over three storeys (plus cellar), with an abundance of period features: elegant sash windows, intricate fireplaces, and classic Georgian proportions which fill the interiors with light and charm. The ground floor flows beautifully for modern living while retaining the grandeur of its historic origins.









Outside, the grounds are simply magical and extend to approximately 2.5 acres (stms). Mature gardens roll gently towards the ancient Norman motte, built in the wake of the 1066 Conquest to guard the Nar Valley. Once a proud fortress, the original wooden castle was lost to history following the fall of Thomas Bardolf at the Battle of Bramham Moor in 1408 - but its spirit lives on, offering breathtaking views across the meadows towards Shouldham Warren and the wildlife-rich lands of the Watunga Reserve.

Adding to the flexibility, a separate two-bedroom annexe - built in the 1970s - offers an ideal space for extended family, guests, or even holiday accommodation (subject to the necessary permissions). In its more recent past, the property served as Castle Farm, playing a key role in the local rural landscape through the mid-20th century.

Set in a wonderfully peaceful location, Castle Meadow enjoys excellent connectivity - being moments from the A10 and A134, and just a short drive to Watlington railway station with direct links to Cambridge and London. The historic towns of King's Lynn and Downham Market are nearby, and the North Norfolk coast is easily accessible for glorious days by the sea.

For those seeking a home with deep roots, timeless beauty, and a sense of living history, Castle Meadow offers an unparalleled opportunity.







Annexe First Floor
Approximate Floor Area
543 sq. ft
(50.42 sq. m)



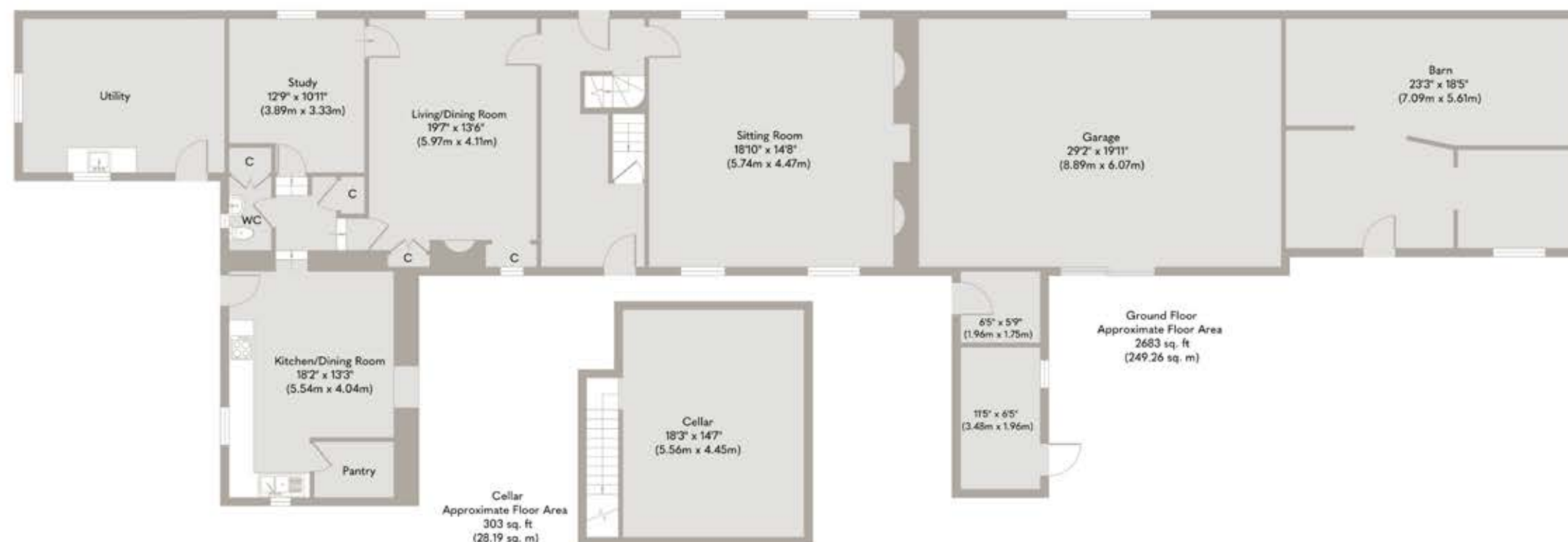
Second Floor
Approximate Floor Area
735 sq. ft
(68.32 sq. m)



Annexe Ground Floor
Approximate Floor Area
601 sq. ft
(55.86 sq. m)



First Floor
Approximate Floor Area
1082 sq. ft
(100.50 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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Wormegay

WHERE HISTORY
EMBRACES SERENITY

The village of Wormegay is located approximately seven miles from the historic town of King's Lynn.

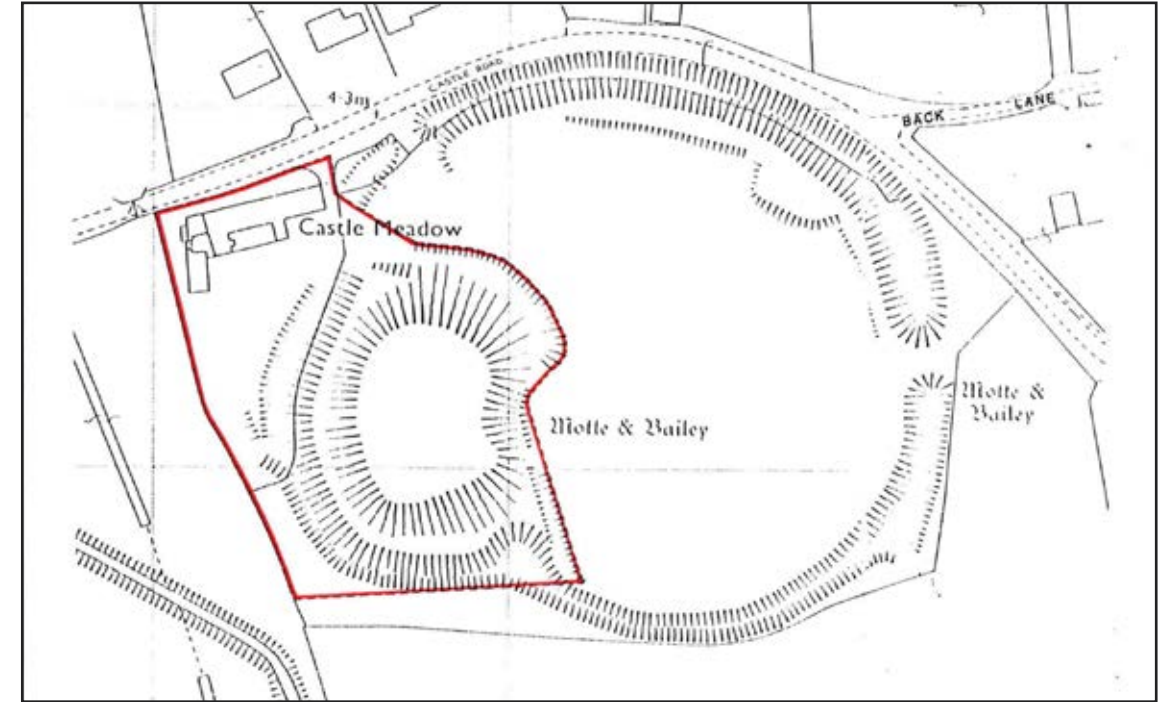
A peaceful village setting yet well-positioned close to the A10, one of the village's most notable landmarks is the adjacent Wormegay Castle – a unique earthwork motte-and-bailey fortress. The large motte is encircled on three sides by a two-metre-deep ditch.

Close to other nearby villages such as Tottenhill, Shouldham and Setchey, local amenities are within easy reach. However, perched on the banks of the River Ouse, nearby King's Lynn offers the most comprehensive town facilities.

A centre of trade and industry since the Middle Ages, King's Lynn's rich history is reflected in the many beautiful buildings that still line its historic quarter.

King Street, which runs from Tuesday Market Place to the Custom House, was once known as 'Stockfish Row' due to the number of fish merchants who lived there. With a listed building every 26 feet, Sir John Betjeman described it as one of the finest walks in England.

With Cambridge, Peterborough and Norwich all within an hour's drive of the town, a direct rail line into London King's Cross – reaching the capital in just 1 hour and 40 minutes – can be accessed from nearby Watlington, making it ideal for residents of Wormegay. Thanks to the excellent connectivity offered by this part of West Norfolk, growing numbers of professionals - who are seeking an easy commute - are being drawn to the area, along with the glorious Norfolk countryside.



SERVICES CONNECTED

Mains water, electricity, and drainage. Oil-fired central heating with separate boilers to the main house and the annexe.

COUNCIL TAX

Main House: Band G.
Annexe. To be confirmed.

ENERGY EFFICIENCY RATING

An Energy Performance Certificate is not required for this property due to it being Grade II listed.

TENURE

Freehold.

LOCATION

What3words: [///novelists.essay.calculate](https://www.what3words.com/#!/en/novelists.essay.calculate)

AGENT'S NOTE

The property and curtilage are subject to a Grade II Listing.
Please note, the main house and annexe are separately rated for Council Tax.

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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