



S

THE STORY OF

The Priory

Wiggenhall St. Mary Magdalen, Norfolk

SOWERBYS



THE STORY OF

The Priory

Wiggenhall St. Mary Magdalen, Norfolk
PE34 3AZ

Grade II* Listed 16th-Century
Timber-Framed Hall House

Approximately 4.5 Acres (STS) of Secluded
Gardens, Orchards, and Wildflower Meadows

Features a Rare Crown-Post Roof and an Ornately
Carved Vine-Trail Beam in the Sitting Room

Six Bedrooms and Four Bathrooms

Four Elegant Reception Rooms

Stand-Out Fireplaces, Wood-
Burners, and Oak Flooring

Impressive Steel-Framed Workshop
and Restored Outbuildings

Walkable to Watlington Station with Direct
Links to Ely, Cambridge, and London

Offered with No Onward Chain

SOWERBYS KING'S LYNN OFFICE
01553 766741
kingslynn@sowerbys.com





Tucked within approximately 4.5 acres (STS) of secluded, beautifully curated grounds, The Priory is an architectural treasure - a Grade II* listed home of significant historical importance, steeped in character and layered history. Built circa 1525, this timber-framed T-plan hall house was likely constructed for a prosperous merchant, capitalising on its enviable position beside the Great Ouse - then a vital artery between King's Lynn, Ely, and Cambridge.

The home bears many hallmarks of its era: a rare crown-post roof structure, elaborately carved tie-beams, and its most iconic feature - a striking ornately carved vine-trail beam in the main sitting room, a piece of craftsmanship so distinctive it feels almost sculptural. The house also features a small, historically significant cellar that may have been connected to early commercial uses. Evidence suggests that the house once had an additional wing (possibly an early kitchen), as well as an early stair turret.

Sympathetic upgrades over the last 22 years have preserved its soul while introducing warmth and modernity - oak flooring, wood burners, and secondary glazing where permissible complement the original framework, creating a space that is both timeless and deeply liveable.

Inside, the accommodation spans six bedrooms and four bathrooms, with four reception rooms offering space to host, retreat, or work in serene surroundings. The layout flows naturally and lends itself to multi-generational living or those simply seeking a spacious and storied home.





One of our favourite spots is the sitting room with the elaborately carved beam and large fireplace.



We would describe our home as fascinating, comfortable and sociable.



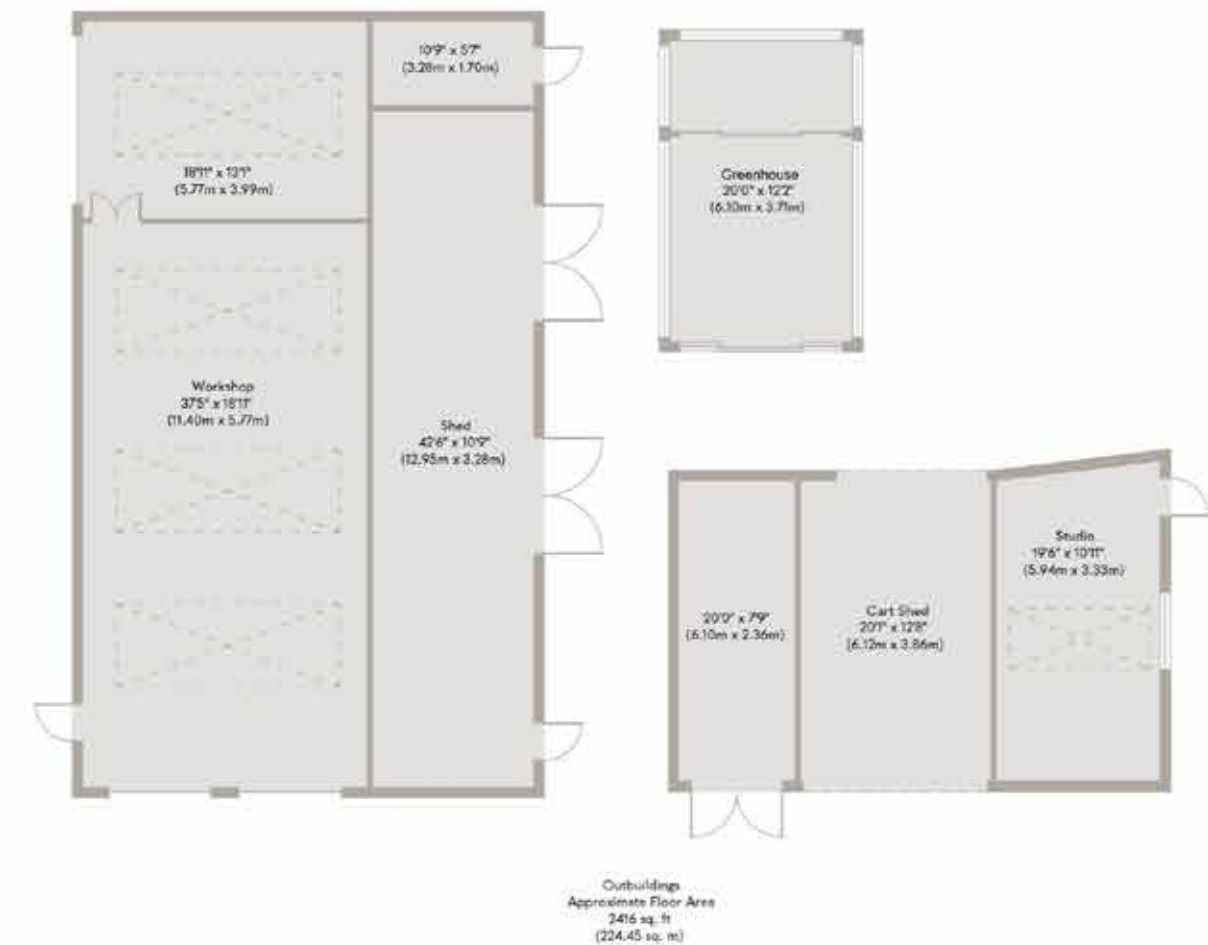


Outside, the 4.5-acre grounds (stms) unfold as a series of spaces: structured gardens, a flourishing orchard of traditional apple varieties, greenhouses, wildflower pockets, and quiet corners where birdsong and breeze reign. A suite of beautifully restored outbuildings includes an impressive steel-framed workshop and garage facilities, ideal for professional or creative pursuits.

Just a short walk from Watlington station, with direct services to Ely, Cambridge, and London, the home balances privacy with practicality. Nearby, King's Lynn offers far more than its famed Georgian architecture — from medieval merchant halls and cobbled lanes to galleries, festivals, and fine riverside dining, it's a vibrant hub of history and culture.

With no onward chain, The Priory offers an extraordinary opportunity: to become part of the living story of one of West Norfolk's most remarkable heritage homes.





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.

Copyright V360 Ltd 2025 | www.houseviz.com

Wiggenhall St.Mary Magdalen

A SMALL VILLAGE IN WEST NORFOLK
NEAR THE RIVER GREAT OUSE

Wiggenhall St Mary Magdalen, usually known simply as “Magdalen”, is situated approximately midway between King’s Lynn and Downham Market. It has an important 15th century church, a primary school and a pub. It is connected to nearby Watlington by road and footpath where there is a thriving shop and Post Office, gastro-pub and medical centre, as well as the station with fast trains to Ely, Cambridge and London.

Magdalen offers easy access to leisure activities on the extensive Anglian waterways and at the coast. There is a long-distance footpath from Ely to King’s Lynn, along the bank of the River Ouse, which connects to the Norfolk Coastal Path and other networks.

King’s Lynn is widely recognised as one of the most important historic towns in the country. There are more than 400 listed buildings still standing, notably the only surviving Hanseatic Warehouse in the UK, two important medieval guildhalls, major churches, and the iconic Custom House. It can also claim to have the country’s oldest working theatre – where Shakespeare is thought to have performed.

Downham Market is a thriving small town with regular markets and many small independent specialist shops providing hardware, artisan baking, cheese, books, garden supplies, and even a department store.



Note from the Vendor



We moved here to be in the countryside and found a magical place. The garden is a haven of tranquillity, and the house has a special atmosphere with rooms opening out of each other *enfilade*, making it both sociably open plan and intimate. It has been very important to us, and to all our friends and family.



SERVICES CONNECTED

Mains water and electricity. Drainage via septic tank. Oil fired central heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

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

TENURE

Freehold.

LOCATION

What3words: ///rates.record.importers

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.



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606.
Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

