



THE STORY OF
West Heath
Great Massingham, Norfolk

SOWERBYS



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West Heath

Lynn Lane, Great Massingham, Norfolk
PE32 2HL

Stunning Renovated Farmhouse Blending
Character with Modern Luxury

Set in Just Under an Acre (STMS)
of Landscaped Gardens

Beautiful Shaker-Style Kitchen with
Island and Orangery Dining Area

Dual Log-Burners adding Warmth and
Charm to Snug and Sitting Room

Five Double Bedrooms, including
Luxurious Principal Suite with Walk-
In Wardrobe and En-Suite

Bespoke Fitted Study, Ideal for Home Working

Boot Room and Utility for Seamless Practicality

Spectacular Countryside Setting, with
Direct Access to Historic Heathland

Large Covered Log Store and Timber
Outbuilding, Perfect for Storage or Workshop

Close to Great Massingham, an Award-
Winning Norfolk Village

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A lovingly restored farmhouse, rich in warmth, character, and an undeniable sense of home. Situated on the fringes of historic heathland, West Heath is a stunning Norfolk farmhouse, meticulously restored to offer a perfect blend of heritage charm and modern comfort.

Set within just under an acre (STMS) of landscaped gardens, this is a home where life slows down, with big skies, open countryside, and the call of wildlife becoming part of your everyday rhythm.

Originally part of West Heath Farm, this farmhouse has been transformed into a luxurious retreat. The moment you step through the oak-framed porch into the wide entrance hall, there's an instant feeling of warmth. Beautifully designed, the versatile living space is perfect for quiet relaxation or grand entertaining.

The heart of the home is the kitchen/dining room – a space made for gathering. A classic Shaker-style kitchen is elevated by a central island with a breakfast bar, ideal for morning coffee or an evening glass of wine. The orangery-style roof lantern and wrap-around windows bathe the space in natural light, offering glorious views over the front lawn. This home changes with the seasons – a perfect sunlit space for summer and a cosy retreat in winter.



Just off the hall, the snug is a haven of comfort, with a dual-aspect log burner adding warmth to both the space and the main hallway. The sitting room is equally inviting, with another log burner, perfect for those crisp Norfolk evenings when you want to settle in with a book and a glass of wine. For those working from home, the study is a dream – fitted with bespoke solid wood library shelves and a custom workstation, offering a serene and functional space to focus. For everyday practicality, the boot room and utility room ensure that the workings of the home stay neatly tucked away.



..renovated from top to
bottom, it's beautiful
and atmospheric.





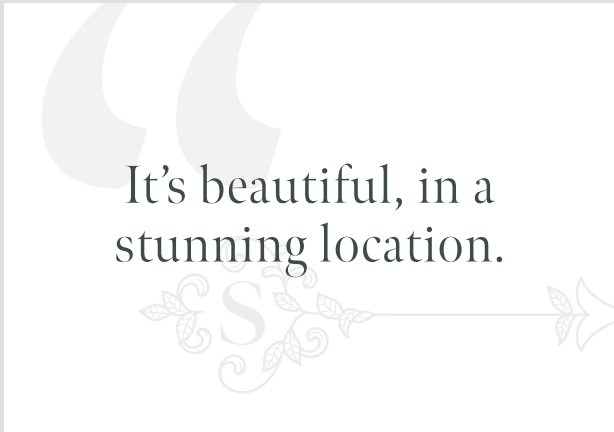
Upstairs, the sense of light and space continues. There are five double bedrooms, each offering tranquil views over the surrounding countryside. The principal suite is an indulgent retreat, complete with a sumptuous en-suite featuring a separate bath and shower, as well as a walk-in wardrobe. A second en-suite serves one of the other double bedrooms, while the remaining rooms share a beautifully appointed family bathroom.

Beyond the home itself, West Heath offers a lifestyle of connection to nature. With the heathland quite literally on your doorstep, you're never far from miles of open countryside to explore. Great Massingham, with its charming village green and award-winning community, is just a stone's throw away, offering a perfect balance of rural seclusion and local vibrancy.

The garden, a thoughtfully landscaped haven, provides a mix of open lawns, colourful planting, and a working garden – perfect for those who love to grow their own produce. A timber outbuilding offers ample storage and workshop space, ideal for hobbies or practical needs.

From the moment you arrive, West Heath captivates with its spectacular kerb appeal – a true countryside retreat where history, charm, and modern living come together in perfect harmony.







Ground Floor
Approximate Floor Area
1,603 sq. ft
(148.93 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



First Floor
Approximate Floor Area
1,243 sq. ft
(115.51 sq. m)

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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Great Massingham

AWARD-WINNING CHARM, VIBRANT
COMMUNITY, SERENE COUNTRYSIDE

One of Norfolk’s most attractive villages, Great Massingham enjoys a thriving community and rural village life, whilst nestled between the busy market towns of King’s Lynn and Fakenham. There is a local primary school, pre-school, a village shop and post office, and The Cartshed Tea Room. The Dabbling Duck is a popular pub within the village, which offers an excellent restaurant alongside a Bed and Breakfast and is run by a local husband and wife team.

Multiple large ponds can be found throughout the village, which has won many awards such as ‘CPRE Community Open Spaces award and several ‘EDP Pride in Norfolk’ awards. Opposite the impressive village green is St Mary’s church, which has been a focal point of the village for hundreds of years. The magnificent 13th century porch was once used as a school room and is thought to have been where Sir Robert Walpole, England’s first prime minister in 1720, was educated as a young boy.

In the heart of Great Massingham is the Village Hall, which was refurbished in 2019, and hosts many activities and clubs such as tennis, bowls, table tennis, billiards, snooker and more. There’s also a film and quiz night held here each month.

If you’re looking for a quieter life with beautiful countryside walks, whilst remaining close to amenities, then Great Massingham is certainly one to explore.



Note from the Vendor



West Heath

“We love to explore the local countryside, as well as having the coast nearby...”



SERVICES CONNECTED

Mains electricity and water. Private drainage. Oil fired central heating and log-burners.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

D. Ref:- 0350-2209-8450-2705-4961

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: ///jigsaw.rips.adventure

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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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