



THE STORY OF

Hill House

Shouldham, Norfolk

SOWERBYS



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Hill House

Shouldham, King's Lynn, Norfolk
PE33 0DB

Elevated and Tranquil Location

A Former Vicarage Built in 1869

Sympathetically Restored Throughout

Four Reception Rooms

Kitchen/Breakfast Room

Five Double Bedrooms, Two
Bathrooms and One En-Suite

Carport and Workshop

Sitting on an Acre Plot (STMS)

Under The Same Ownership Since 1982

SOWERBYS KING'S LYNN OFFICE

01553 766741

kingslynn@sowerbys.com





Built in 1869, this former vicarage, now known as Hill House, occupies a prime position overlooking the picturesque village of Shouldham, and surrounded by vast fields with the church as its only neighbour.

Having not served as a vicarage since 1972, the property has been cherished by its current owners, who have resided here since 1982, transforming it into a loving family home. Throughout the years, particularly in recent times, the house has undergone sympathetic restoration, including the installation of new windows, a new roof, kitchen, and so much more in order to extend the life of this characterful home.

As you approach the property, an immediate sense of tranquillity and seclusion envelops you. Hill House sits majestically within its private grounds, spanning just over one acre (STMS).

Charm meets spaciousness, and high ceilings coexist with a warm and inviting ambiance as you step inside.

The ground floor boasts a seamless flow, featuring an open-plan kitchen/ breakfast room, conveniently connected to a boot room/utility and a study.

The new, bespoke kitchen complements the home, offering ample workspace for avid cooks to showcase their talents while entertaining family and guests. There's also access to a cellar, perfect for wine connoisseurs to store their collection.





For formal gatherings, a separate dining room provides ample space to host a sizeable crowd, exuding charm and brightness. Two additional reception rooms are adorned with original features, from floor-to-ceiling sash windows to exposed floorboards and so much more. Among these rooms, the snug holds a special allure, whilst the sitting room also offers breath-taking views that stretch over the village and beyond.





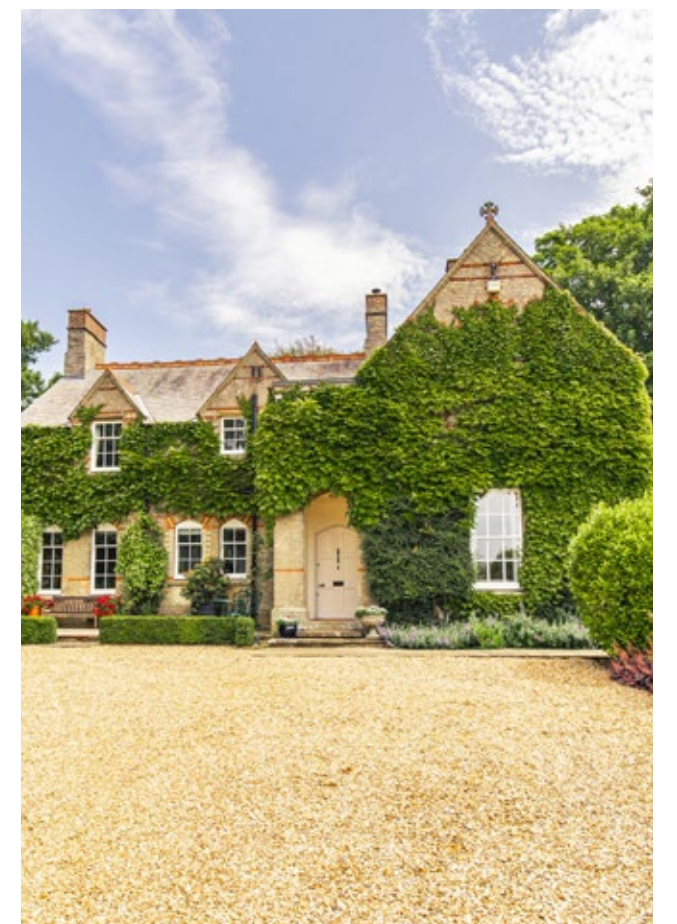
The upper level mirrors the charm and spaciousness of the ground floor, while housing five well-proportioned double bedrooms and two bathrooms. The principal bedroom enjoys the luxury of an en-suite shower room. The second bedroom also has access to an en-suite, which connects to the hallway for shared access. The true highlight of this upper level lies in the captivating views from every bedroom.

Hill House is a charming, unique, and welcoming property, set within one of the most peaceful locations in the area. With its breath-taking views and exceptional features, it undoubtedly stands as a magnificent forever family home.



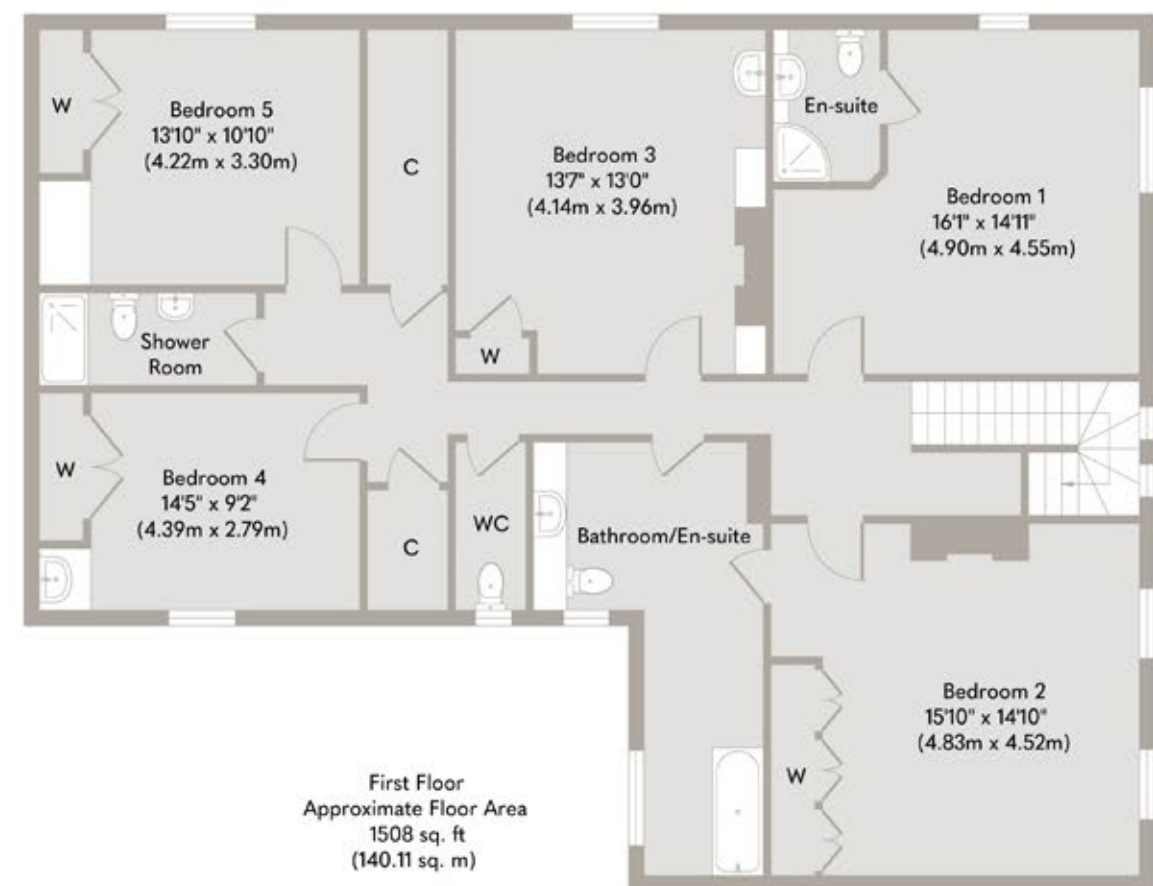
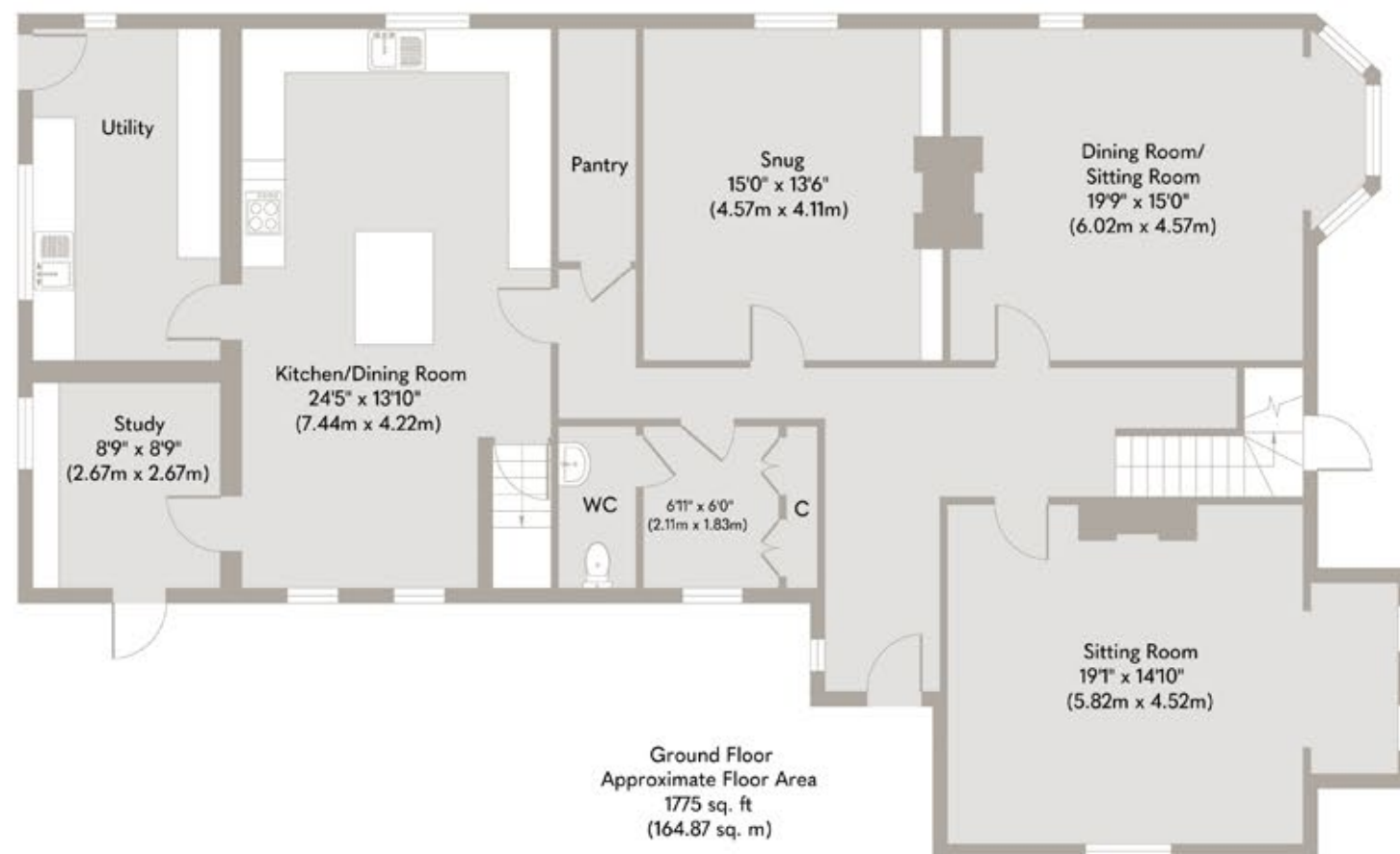
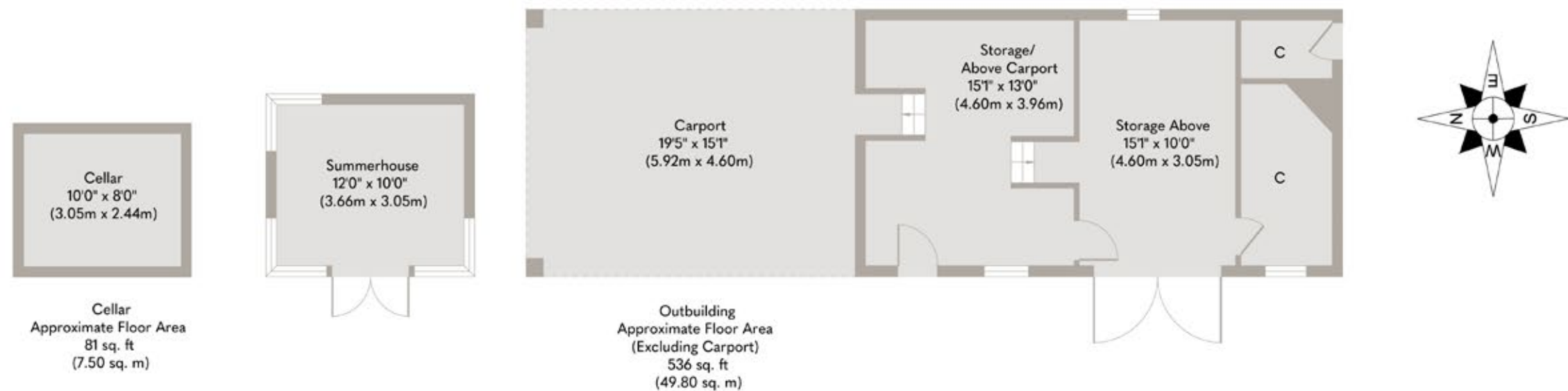


The outdoor space is equally captivating. There is a carport to shield vehicles from the elements and the former stables have been converted into a splendid workshop/storeroom, with additional storage in the eaves. This space could easily be transformed into a fantastic annexe, should the need arise, subject to the necessary consents. The garden has undergone a magnificent transformation over the years, evolving into a mature oasis with various trees, beautiful lawns, plants, flower beds, and vegetable beds. An inviting patio complements the gardens, providing the perfect spot for alfresco dining, while the oak summer house is strategically positioned to offer the most amazing views.









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

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Shouldham

RURAL CHARM WITH EASY ACCESS
TO URBAN AMENITIES

At the heart of the village lies a traditional green and playing field, while the nearby Forestry Commission warren provides wonderful walking and riding opportunities through woodland trails. Shouldham is well served with a 16th-century pub and restaurant, a post office, function hall, church, and bowls and social club. Families will appreciate the village's Ofsted 'Outstanding'-rated primary school, all just two miles from the A134.

For broader amenities, the nearby market towns of Downham Market (6 miles) and King's Lynn (9 miles) offer everything you need. Downham Market is a bustling and friendly town, home to a popular weekly market, independent cafés, bakeries, and restaurants. A public library and three supermarkets provide everyday convenience, while the town's railway station offers excellent commuter links.

King's Lynn, with its historic quarter and position on the River Ouse, boasts a vibrant cultural scene, including the Alive Corn Exchange, the Majestic Cinema, and St George's Guildhall — the UK's oldest working theatre. The town is also a retail hub, with a mix of high street brands and independents centred around the Vancouver Quarter.

With direct train services from King's Lynn and nearby Watlington into London King's Cross in under two hours, and with Cambridge, Norwich, and Peterborough all within easy reach, this is an enviable central location for both village living and commuting.



Note from the Vendor



“Living here allowed our children to grow up in a safe and friendly village, with so much space to enjoy around us.”



SERVICES CONNECTED

Mains water and electricity. Drainage to septic tank. Heating via oil fired central heating with electric underfloor heating to the main bathroom.

COUNCIL TAX

Band G.

ENERGY EFFICIENCY RATING

E. Ref:- 2611-1531-8131-2110-8425

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: ///subsets.rivals.happening

AGENT'S NOTE

The property benefits from right of way over the drive leading to Hill House. The maintenance of the drive is shared with the church.

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.

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Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

