



THE STORY OF

# Morelands

*Stow Bridge, Norfolk*

SOWERBYS



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The Causeway, Stow Bridge,  
Norfolk, PE34 3PP

No Onward Chain

Three Spacious Double  
Bedrooms, Including  
En-Suite Principal

Superb Open-Plan Kitchen/  
Family Room with Log  
Burner and Bi-Fold Doors

Shaker-Style Kitchen  
with Walk-In Pantry

Dual Aspect Sitting Room  
with Garden and Field Views

Large Utility Room with  
Outdoor Access

Generous Garden with  
Indian Sandstone Patio

Ample Driveway Parking  
and Integral Garage

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This beautifully appointed modern bungalow exudes warmth, charm and understated elegance. With its handsome oak-framed porch and generous frontage, the home's striking curb appeal hints at the stylish and characterful interiors within.

Step inside and you're immediately welcomed by a sense of space and calm. Perfectly designed for modern family life, each room flows effortlessly into the next. At its heart is a stunning open-plan kitchen/family room – a true showstopper with its deep blue shaker cabinetry, solid wood worktops and a central fireplace, home to a cosy log burner. Here, family gatherings and weekend entertaining are a joy, with the bi-fold doors opening out to the garden terrace ideal for warm summer evenings or crisp autumn brunches.

The kitchen is not only beautiful but highly practical, with a large walk-in pantry and a separate utility room with outside access – perfect for muddy boots and paws after countryside adventures. A sitting room offers a quiet retreat, with dual aspect windows framing peaceful views of the rear garden and open fields beyond – a daily reminder of the rural charm that surrounds you.

Three generous double bedrooms are all tastefully finished to reflect the serene setting. The principal bedroom has its own en-suite shower room, and the remaining bedrooms are served by a bathroom with an over-bath shower.

Additional practical features include a home office, a guest WC, and an integral garage with electric door. Outside, the rear garden is a haven in itself, laid to lawn and framed by Indian sandstone paving – a perfect spot to relax, entertain or simply enjoy the view.

Whether it's a country walk, a visit to a nearby café, or a sunset viewed across the fields, life here feels effortlessly balanced – modern living with a rural soul.







**Ground Floor**  
**Approximate Floor Area**  
**1475 sq. ft**  
**(137.00 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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# Stow Bridge

## TRANQUIL VILLAGE LIVING BY THE WATER

Stow Bridge is a charming village in Norfolk, situated between Downham Market and King's Lynn on the banks of the River Great Ouse and Relief Channel .

Traditional cottages line the village's winding lanes, and local life centres around community events held at the village hall and the historic St Peter's Church. For everyday treats, Landymore's Farm Shop & Tea Room offers homegrown produce, gifts, and afternoon teas in a welcoming setting. For essentials and outdoor needs, Bearts is a long-standing country store supplying animal feeds, tools, and garden items.

The Heron, a popular riverside pub and restaurant, is the social heart of the village – perfect for relaxed lunches, dinner with friends, or simply watching the sunset over the water with a drink in hand.

Just a short drive away is Downham Market, a charming Saxon-era market town with a variety of independent shops, cafés, a regular market, and schools including a sixth form college. Its distinctive black-and-white clock tower and riverside park add to the appeal. From here, or the closer Watlington station (under 4 miles away), you can catch direct trains to Cambridge and London King's Cross, making commuting or weekend trips easy.

For broader amenities, King's Lynn (9 miles away) offers high street shopping, cinemas, restaurants, a theatre, ten-pin bowling, gyms, the Queen Elizabeth Hospital, and secondary schools. The town is well connected by road to Norwich and Peterborough via the A47 and Cambridge via the A10.

Stowbridge is ideal for those seeking a slower, more scenic way of life - with community warmth, easy access to nature, and strong connections to larger towns and cities.



### Note from Sowerbys



“...a perfect spot to relax, entertain or simply enjoy the view.”



### SERVICES CONNECTED

Mains electricity, water and drainage. Air source heating and log burner.

### COUNCIL TAX

Band D.

### ENERGY EFFICIENCY RATING

B. Ref:- 0370-3593-7260-2927-2741

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: ///transmit.incur.fire

### AGENT'S NOTE

The photographs used are from a previous listing of the property and are virtually staged using CGI.

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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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