



THE STORY OF

The Priory

Downham Market, Norfolk

SOWERBYS



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The Priory

4 London Road, Downham Market
Norfolk, PE38 9BZ

Grade II Listed Manor House

Sympathetically Refurbished Throughout

The Ideal Multi-Generational Home

A Warm and Welcoming Kitchen/Breakfast Room

Four Further Reception Rooms
Packed with Character Features

Seven Bedrooms with Four En Suites, a
Family Bathroom and a Further WC

A 13/14th Century Cellar with Vaulted Ceilings

Off-Road Gated Parking and a
Private Walled Garden

Nestled at the Heart of a Thriving Market Town
with Direct Train Links to Cambridge and London

An Ideal Entertaining House and
Visited by Prestigious Guests - Including
a Previous Prime Minister

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Believed to date back to the 16th century, with a cellar possibly dating as far back as the 13th or 14th century, The Priory is a Grade II Listed Manor House which has been lovingly restored over the past 14 years. Once steeped in history, it has been transformed into a cherished family home while retaining its original features, charm, and character.

Set in the heart of a thriving market town, this remarkable property has been meticulously restored to the highest standards, creating a spacious home that offers both versatility and a welcoming environment.

As soon as you step into the quaint front courtyard, it feels like stepping back in time. Once inside, however, it becomes clear that this is no ordinary historic house—it has evolved into a truly unique family residence.

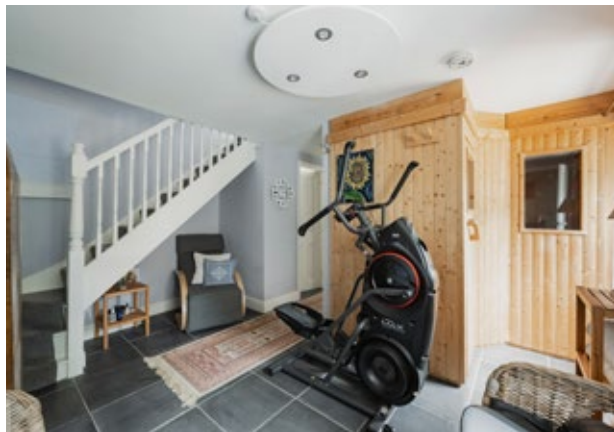


At the heart of the home is the kitchen/breakfast room, a central hub which has brought family members together day after day. Yet the current owners' favourite spot is the tranquil library, where they've spent countless hours enjoying peace and relaxation.

The Priory's layout offers flexibility and ample space to accommodate a variety of needs, hobbies, and purposes. A fitness room complete with a sauna adds a modern touch, and there are bedrooms spread across multiple levels—from the ground floor to the first floor, and even up into the eaves—making it perfect for a large family or for hosting guests.



One of our favourite rooms is the library, where we spend most of our spare time, or the hub of the house, our wonderful kitchen.





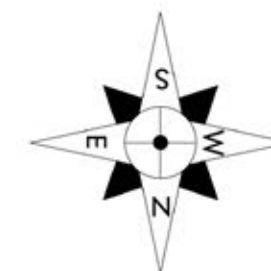
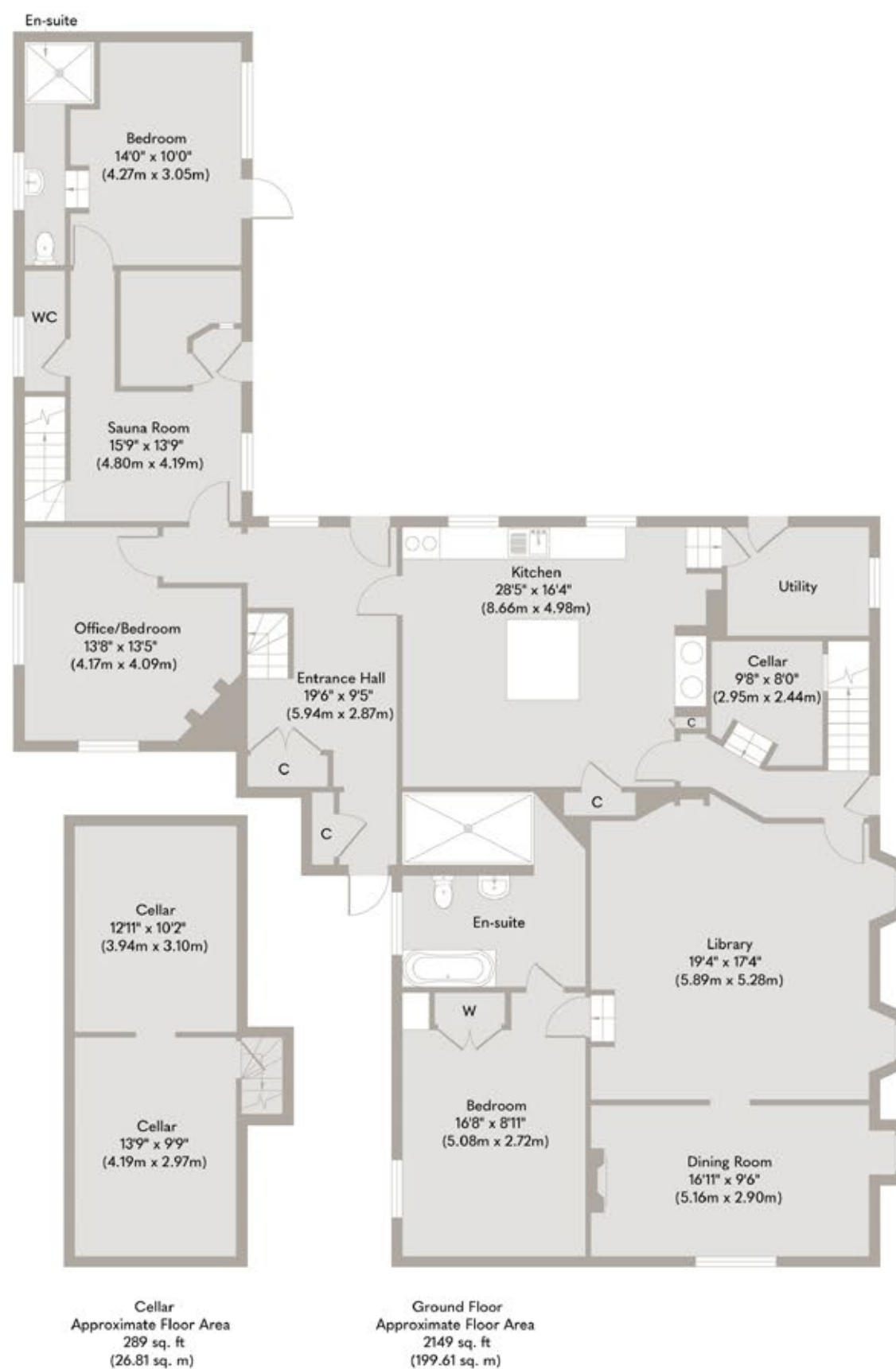
We would describe our home as comfortable, characterful and charming.



The outdoor space is equally enchanting. The gated parking area accommodates several small vehicles, while the walled garden, shaded by centuries-old trees, offers a peaceful south-facing retreat. The garden blooms with the changing seasons—from the winter-flowering cherry in the front, to the crocus lawn in early spring, followed by daffodils, tulips, and climbing roses in both the front and rear. It's a garden made for entertaining, having been the setting for many gatherings, including the owners' own wedding reception.

The Priory is a rare blend of history, charm, and modern living—a solid, substantial, and characterful home ready to welcome its next chapter.





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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Downham Market

A POPULAR MARKET TOWN WITH
A HUGE COMMUNITY SPIRIT

One of Norfolk’s oldest market towns, Downham Market can be traced back to Saxon times.

The town has a good range of shops and a busy market on Fridays and Saturdays as well as a range of schools and nurseries including a college. There are many attractive houses and buildings and an unusual gothic black and white town clock.

There is a mainline railway station with fast direct trains to Cambridge (39 minutes) and London King’s Cross (1 hour and 35 minutes). It is an ideal place for walking or cycling and the peaceful waterways are excellent for boating and fishing.

Nearby at Welney is the famous Wildfowl and Wetlands Trust nature reserve, which is very popular with birdwatchers. In November the Festival of Swans is held where visitors can observe the over-wintering swans.

King’s Lynn (11 miles away) has an excellent variety of shops, supermarkets, places to eat, ten-pin bowling alley, swimming pool, football club, cinema, theatre and three impressive churches. There are many services within the town including the Queen Elizabeth Hospital, police station, fire station, primary schools, three secondary schools, college and a library. King’s Lynn is connected to the local cities of Norwich and Peterborough via the A47 and to Cambridge via the A10.



Note from the Vendor



“The house is centrally located with easy access to all shops, doctors, the weekly market and all local amenities. You do not need a car to get around! ”



SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating.

COUNCIL TAX

Band G.

ENERGY EFFICIENCY RATING

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

TENURE

Freehold.

LOCATION

What3words: ///spend.ulterior.rots

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SOWERBYS

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Journey*

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for the homeless

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Norfolk and
Waveney

 **Cancer
Charity**
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 **East Anglian
Air Ambulance**

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