



THE STORY OF

9 Abbey Lakes Close

Pentney Lakes, Norfolk

SOWERBYS



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9 Abbey Lakes Close

Pentney Lakes, King's Lynn, Norfolk
PE32 1FN

Offered with No Onward Chain

Exclusive Waterside Setting with Access to Private
Beaches and Lakes Totalling 160 Acres (STMS)

In Excess of 3,500 Sq. Ft. of
Accommodation, Including the Garage

Secure Gated Community in the
Heart of Rural Norfolk

Extensive Terraces with Panoramic
Views Across the Water

Private Boat Ramp for Direct Lake Access

Five Potential Bedrooms with
Flexible, Multi-Use Rooms

Generous Kitchen and Multiple Reception
Areas Ideal for Entertaining

Additional Loft Room with Extensive
Storage and Studio Potential

Garage, Utility Rooms,
and Ample Storage Throughout

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Set within an exclusive, secure gated community in the heart of rural Norfolk, this exceptional home at Abbey Lakes Close offers a rare blend of tranquillity, space, and waterside living. Built with heart and intention, this cherished residence has been the backdrop for countless joyful gatherings, quiet moments, and a deep connection with the surrounding natural beauty.

From the moment you arrive, there's a sense of calm. The private drive leads to an expansive home that unfolds with understated elegance and thoughtful design. With more than 3,500 sq. ft. of accommodation, including versatile living spaces and an attached garage, the layout flows effortlessly - ideal for multi-generational living, entertaining, or simply indulging in the art of slow living.

The true centrepiece of this home, however, lies beyond its walls. Sweeping terraces run the length of the rear elevation, offering multiple vantage points from which to admire the shimmering private lake and your very own sandy beach. Whether launching a boat from the private ramp, enjoying morning coffee as herons drift across the sky, or watching the golden hour settle over the water, the outdoor living experience here is truly extraordinary.





Inside, the accommodation is both generous and flexible. Five potential bedrooms, each well-proportioned, allow the space to adapt to your needs - be it a reading nook, playroom, home office, or additional reception room. The current owners have made considered use of every space, including a formal dining room that opens to the water's edge - perfect for hosting long summer lunches and fireside dinners.

The spacious kitchen, with room to dine and gather, leads naturally into the heart of the home. A large sitting room welcomes with warmth and light, ideal for both festive occasions and peaceful evenings. A separate snug or second sitting area offers further comfort and flexibility, and the inclusion of two bathrooms and a shower room ensures convenience for families and guests alike.

The garage and utility spaces provide ample storage and practicality, while the first floor reveals an additional loft-style room with extensive eaves storage - ideal for hobbies, a studio, or further sleeping quarters.

Set within Pentney Lakes, this property is perfectly poised for nature lovers and those seeking a retreat from the rush of modern life. Wildlife abounds in this idyllic lakeside setting, with rich Norfolk greenery wrapping around the water, inviting residents into a slower, more connected rhythm of living.

This is not simply a house - it is a lifestyle, a sanctuary, and a deeply loved 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 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

Pentney Lakes

A VILLAGE WITH OLD-WORLD CHARM
AND MODERN CONVENIENCES

Pentney Lakes is a unique and tranquil retreat nestled in West Norfolk, centred around a series of scenic lakes and wooded trails. Originally developed as a private leisure site, it has grown into a peaceful community of lodges and holiday homes, offering an outdoor lifestyle that celebrates nature, relaxation, and recreation.

Life here is shaped by the lakes themselves - perfect for wild swimming, paddle-boarding, fishing, and kayaking - while surrounding trails provide space for dog walking, cycling, and off-road adventures. A friendly bar on-site fosters a sense of community, and the wide-open skies and rural setting make Pentney Lakes an ideal escape from the everyday.

Just a short stroll away is the historic village of Pentney, whose roots trace back to the Domesday Book. At its heart stands the impressive Gatehouse of Pentney Abbey, a remnant of its time as a medieval Augustinian Priory. The village also features a church, village hall, and a children's play area, and it's not uncommon to spot horses from the nearby livery yard passing through its quiet lanes.

Despite its peaceful atmosphere, Pentney Lakes is well connected. Everyday amenities can be found within a 15-minute drive at Narborough and Norfolk Woods Resort, while the nearby town of King's Lynn - just nine miles away - offers a vibrant mix of shopping, dining, cultural attractions, and direct rail links to London King's Cross in under two hours.

Whether you're seeking a weekend retreat or a longer-term rural base, Pentney Lakes blends outdoor adventure with historic charm and modern convenience.



Note from Sowerbys



“This is a peaceful
lakeside sanctuary
where every
day feels like a
retreat...”



SERVICES CONNECTED

Mains water and electricity. Drainage to a private treatment plant. Oil-fired central heating.
Underfloor heating through the ground floor living accommodation.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

D. Ref:- 2021-1172-1821-1223-1211

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: ///incensed.straw.readers

AGENT'S NOTE

The property is subject to restricted occupancy and presently used as a holiday home.

We have been advised that the current site service charge is £3,178 (Inc VAT)

– payable on the 1st of January annually.

Along with a small number of other houses, 9 Abbey Lakes
has exclusive use of 160 acres (STMS) of lakes and beaches.

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.



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