



Ravenhurst & Raven Cottage
High Road | Saddlebow | Norfolk | PE34 3AR

 FINE & COUNTRY

MULTI GENERATIONAL HAVEN



Set in a semi-rural position just outside King's Lynn, this property offers a rare combination of both a well-proportioned family house and a fully self-contained annexe. Creating a multi-generational home with generous gardens and extensive parking in a convenient yet peaceful setting. With five bedrooms in total, the layout lends itself equally well to extended family living or to those seeking flexible space for guests, home working or potential income. All within easy reach of the town, hospital, schools and the nearby river for leisure time.



KEY FEATURES

- A Detached Family Home with a Self-Contained Annexe in the Village of Saddlebow
- Three Double Bedrooms including Master with En-Suite Shower Room
- Bright Main Living Room with Fireplace and Conservatory Access
- Two Bedroom Annexe with Open Plan Sitting/Dining Room and adjacent Kitchen and Conservatory
- Generous Enclosed Gardens with Decking, Lawn and Colourful Planting, Large Shed and Greenhouse
- Shingled Carriage Drive with Ample Off-Street Parking and Garage
- Convenient for King's Lynn, Local Schools, Hospital and River Access
- Total Accommodation extends to 2,294sq.ft
- Energy Rating: E

This is an opportunity to acquire a substantial home with an annexe, set in established grounds that balance privacy, space and accessibility on the edge of town.

Everything We Wanted

"We were looking for a property with an annexe so that our parents could live close by, allowing us to support them while keeping the family together, and this home offered exactly that, creating a wonderful multi-generational living space," the owners explained when asked what first drew them to the property. They were also attracted by the position close to the river for paddle boarding and outdoor pursuits, yet only a short distance from central King's Lynn for work at the hospital and the children's schools. This gave them what they described as the perfect balance of peaceful surroundings and everyday convenience. Architecturally the main house presents as a traditional detached home with well-proportioned rooms, complemented by a single storey annexe which has its own entrance and garden aspects, a configuration tailor-made for multigenerational living, all set on a good-sized plot with an in and out driveway and established hedged boundaries.

So Much To Offer

What sets this property apart is the way in which the main house and annexe work together to support family life at different stages, while still allowing everyone their own front door and privacy. "What truly makes this home unique is its ability to bring families together, as having the annexe has meant our parents can be close to us and to their grandchildren, creating precious shared moments across generations," the owners reflected. Arriving from High Road, the shingled drive extends between mature hedging to provide a generous sense of arrival with ample space to park and turn in front of both the main house and the annexe, as well as access to the garage. The front door of the main house opens into an entrance hall with a staircase rising to the first floor and doors leading to the principal ground floor rooms, immediately giving a feeling of light and space that is enhanced by views through towards the rear garden. To one side lies the main living room, a welcoming space running the depth of the house and a fireplace that the owners updated with a modern surround, creating a focal point for family time. Glazed doors open from here into the conservatory, which in turn opens out to the terrace and garden, allowing the room to flow naturally outdoors in the balmy months.





KEY FEATURES

The kitchen/breakfast room sits to the other side of the hall and is arranged in an L shape with fitted units and granite style worktops, as well as direct access to the garden and a useful utility area and ground floor cloakroom nearby. Upstairs a long landing, made particularly bright and characterful by double windows which run along it, connects three double bedrooms and the family bathroom, with the main bedroom further benefitting from its own en suite shower room. The annexe is approached via its own entrance, leading into a reception hall that connects to an open plan sitting/dining room where French doors open to the patio and a further set of doors lead to its conservatory, creating a bright, sociable heart to this part of the property. A separate kitchen, inner hall, shower room and two bedrooms complete the annexe layout, which has been fully refurbished by the owners to provide comfortable, self-contained accommodation on one level.

Improvement & Refinements

During their four years of ownership the current owners have made a series of thoughtful improvements to enhance both comfort and efficiency in the main house and annexe. "We have added a modern fire surround, removed a temporary stud wall which separated the smallest room into an office and a changing room so that it is now one bedroom, painted and decorated rooms, added a new boiler which is just over a year old and just had a full service. We have also added solar panels to the roof which are privately owned, and updated the main junction box in the electrics," the owners noted when describing the work undertaken. They also turned their attention to the annexe, explaining that they have completely refurbished it, installing a new bathroom, new kitchen and new flooring throughout as well as redecorating, which has created an attractive, modern environment well suited to visiting family or potential guests.

The Outside

The property sits within a generous plot that has been carefully arranged to balance practical parking and garaging at the front with an enclosed, family friendly garden to the rear. The in and out shingled drive provides ample parking for several vehicles and leads to the garage, while mature hedging to the front and sides adds a strong sense of privacy from the lane. Behind the house and annexe, the gardens are laid out with an extensive patio and additional decked seating area, softened by a good-sized lawn and well stocked borders providing colour through shrubs and numerous plant pots. "The decking area is one of our favourite spots, perfect for family barbecues and sitting under the lights on warm summer evenings, and the garden is full of colour with shrubs and plant pots, with robins, hedgehogs and even the occasional curious chicken from the neighbouring farmer making an appearance!" the owners described. Practical outbuildings include a large shed, a greenhouse and the garage, all of which the owners confirmed will be remaining with the property, providing useful storage and space for gardening, hobbies and general household needs. The fully enclosed nature of the garden and the established hedging contribute to the sense of a safe, contained outdoor environment where children can play and adults can relax.













RAVEN COTTAGE













INFORMATION



On The Doorstep

Saddlebow delivers authentic rural character surrounded by farmland and countryside, whilst remaining just two miles from King's Lynn's broad range of town amenities. The owners particularly enjoy being able to reach the nearby river quickly for paddle boarding and outdoor time, while still being approximately an 11-minute drive from the Queen Elizabeth Hospital and within easy reach of schools in King's Lynn for the children. Nearby Wiggenhall St Germans provides a friendly village community which the owners described as giving the best of both worlds, with countryside charm yet convenient access to town. King's Lynn itself offers a wide range of facilities including supermarkets, superstores, a cinema, restaurants, cultural venues such as the Corn Exchange and arts centre, and a mainline British Rail service to Cambridge and London Kings Cross.

How Far Is It To?

The North Norfolk coast, including destinations such as Shettisham and Hunstanton, can be reached by road in around 21 to 27 minutes respectively, opening up easy day trips to sandy beaches and coastal nature reserves. Sandringham Estate lies to the north of the town and is a drive of roughly 14 minutes, placing royal parkland, woodland walks and visitor facilities within comfortable reach for weekend outings. Norwich, the regional city, can typically be reached by car in just over an hour via the A47, providing a wider range of shopping, cultural and transport options. Major roads including the A47 and A149 are readily accessible from the outskirts of King's Lynn, offering onward connections towards Norwich, the Midlands and the wider North Norfolk coastline.

Directions

From the centre of King's Lynn take London Road and head onto Nar Ouse Way, then continue straight on High Road into Saddlebrow. The property will be found on the right-hand side as identified by the Fine & Country For Sale board.

Services, District Council and Tenure

Oil Fired Central Heating, LPG For Fireplace, Mains Water

Private Drainage via Septic Tank

Broadband Available - please see www.openreach.com/fibre-checker

Mobile Phone Reception - varies depending on network provider

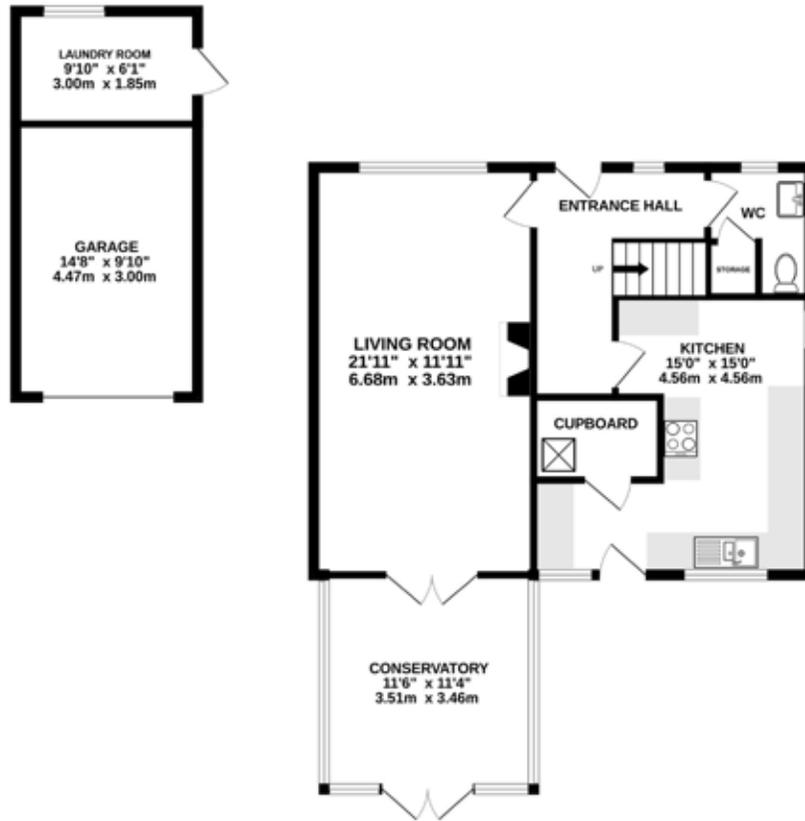
Please see www.checker.ofcom.org.uk

King's Lynn & West Norfolk Borough Council - Council Tax Band D (Main House)
Band A (Annexe)

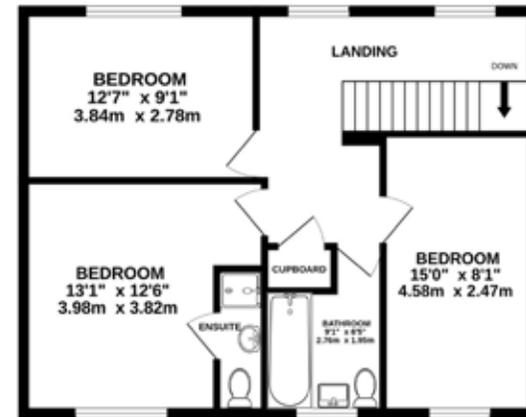
Freehold



GROUND FLOOR
917 sq.ft. (85.2 sq.m.) approx.



1ST FLOOR
595 sq.ft. (55.3 sq.m.) approx.



TOTAL FLOOR AREA: 1511 sq.ft. (140.4 sq.m.) approx.

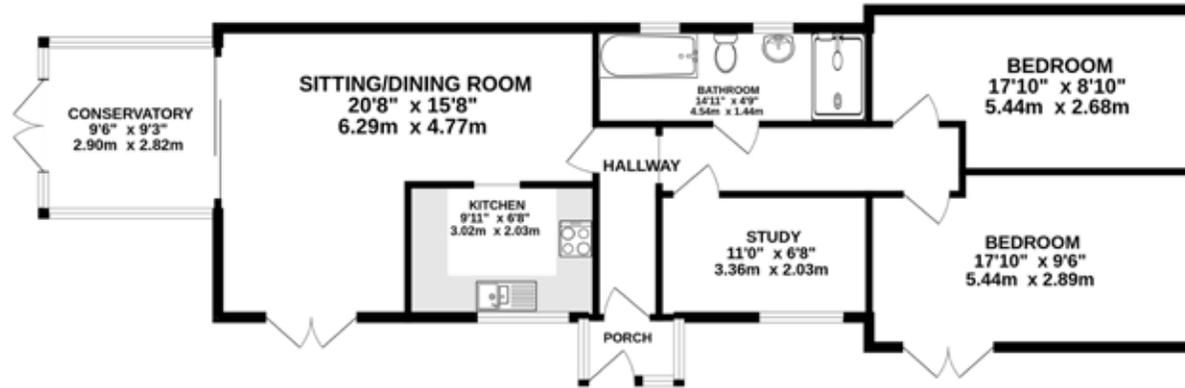
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(93-101)	A		
(81-92)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E	45	
(21-38)	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc-uk.com			

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GROUND FLOOR
987 sq.ft. (91.7 sq.m.) approx.



TOTAL FLOOR AREA: 987 sq.ft. (91.7 sq.m.) approx.

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FINE & COUNTRY

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We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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