



THE STORY OF  
**The Limes**

*Grimston, Norfolk*

**SOWERBYS**



THE STORY OF

# The Limes

Candlestick Lane, Grimston  
Norfolk, PE32 1BH

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Impressive Home Extending to Over 5,500 Sq. Ft.

Just Over One Acre of Mature Grounds (STMS)

Six Bedrooms and Generous Reception Spaces

Bespoke Detailing by Skilled Local Craftspeople

Sociable Kitchen/Dining Space  
with Four-Oven Aga

Open Fire to Drawing Room and  
Log Burner to Sitting Room

Lift from Boot Room to First-  
Floor Family Bathroom

Substantial 1,500 Sq. Ft. Traditional  
Barn with Potential

Hard Tennis Court with Village Church Views

Carriage Driveway, Extensive  
Parking and Outbuildings

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The Limes is a home with history written not only into its walls, but into the way it has been cared for. For approximately 27 years, its current owners have considered themselves custodians, preserving and enhancing the property while allowing it to continue its natural evolution.

Central to that approach has been a commitment to local craftsmanship. Wherever possible, skilled local craftspeople have been entrusted with work to the house, their traditional skills reflected in the bespoke joinery, cabinetry and architectural detailing found throughout. Rather than simply modernising The Limes, the intention has been to respect its character while leaving a lasting legacy of their work.

Today, the result is an exceptional West Norfolk home of more than 5,500 sq. ft. standing within just over an acre (stms) with extensive garaging and outbuildings. Despite these impressive proportions, it remains wonderfully welcoming, with colour, texture and personality giving each part of the house its own identity.

A carriage driveway sweeps towards the house, opening to generous parking amongst mature landscaping. Inside, the broad reception hall sets the tone, with rich decorative finishes, an elegant staircase and decorative glazed roof lights drawing natural light into the centre of the house.

The drawing room is the grandest of the reception spaces. At almost nine metres in length, its generous proportions are complemented by an open fire, creating a room equally suited to entertaining or relaxing. The dining room, with bespoke fitted cabinetry, sash windows and a fireplace, provides another elegant reception space, while a separate study offers a quieter place to work or read.



For everyday life, the sitting room has a more relaxed character, with exposed timbers and a log burner set within the substantial brick fireplace. Its position beside the kitchen creates an easy relationship between the two rooms.

“A wonderfully welcoming home, where colour, texture and personality give every space its own identity.”

The kitchen and adjoining dining area form a wonderfully generous and sociable space, with exposed beams, hand-crafted cabinetry, a central island and four-oven Aga. Beyond, a substantial boot room, separate laundry room and further ancillary space take care of the practicalities of family life. From the rear boot room, a lift rises directly to the main family bathroom on the first floor, helping make the house adaptable for different generations and stages of life.





Upstairs, the principal bedroom is particularly spacious, with a broad bay window, fitted wardrobes and an en-suite bathroom.

Four further double bedrooms are supported by additional bath and shower facilities, while the approximately 27 ft. games room/bedroom six provides exceptional flexibility as a television room, gym, studio, home office or further bedroom accommodation.

A home that has been thoughtfully cared for, allowing its character to evolve naturally over more than 27 years.



Outside, the grounds extend to just over an acre and have been carefully shaped over many years. Broad lawns, clipped topiary, mature trees and abundant planting combine with brick and carrstone walls to create a wonderfully established setting, while terraces around the house provide different places to sit and entertain throughout the day.

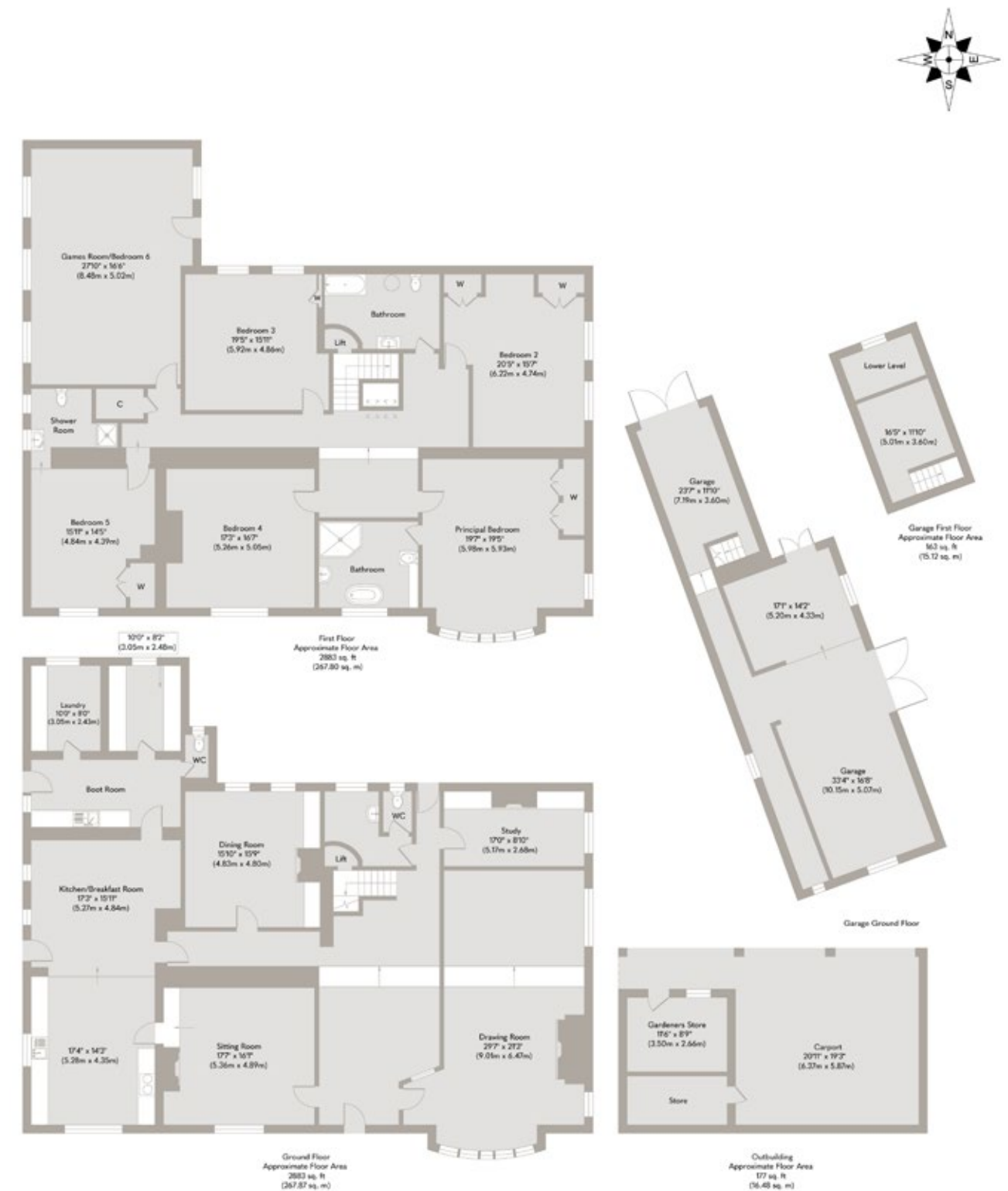
Beyond the walled garden, the hard tennis court sits amongst mature greenery, with the tower of Grimston's village church rising beyond the trees to create a particularly evocative Norfolk backdrop.

The outbuildings add considerably to the possibilities here. A three-bay carport provides covered parking and storage, while the substantial traditional barn extends to approximately 1,500 sq ft, with garaging, storage, a large open area and first-floor space. It lends itself to a wealth of uses and may also offer potential for conversion to additional accommodation, subject to obtaining all relevant planning permissions and consents. For all the privacy and space within its grounds, The Limes remains conveniently placed for village life, with Sandringham, King's Lynn and the wider West Norfolk countryside and coastline all within easy reach.

After more than a quarter of a century of careful ownership, The Limes feels less like a house that has been remodelled and more like one that has been thoughtfully allowed to evolve. Its established character has been complemented by the work of skilled local craftspeople, creating a home that celebrates both its history and the traditional skills that continue to thrive within this part of Norfolk.

For its next owners, this is an opportunity to become the next custodian of a very special home and, in time, add another chapter to its continuing story.





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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# Grimston

## EMBRACE NORFOLK'S CHARM IN A TRANQUIL VILLAGE

If you're looking for somewhere to settle down and enjoy the Norfolk way of life, then the quaint, rural village of Grimston is certainly a place to consider.

The Grade I Listed Church of St Botolph has late Saxon / early Norman origins and was largely extended in the 14th and 15th centuries and hosts regular services throughout the year.

The village offers amenities such as the Grimston Medical Centre, a shop with a post office and a local pub, The Old Bell. For those looking to get creative, there's also the Crafty Corner Shop, which offers workshops and classes, and Norfolk Creative Arts, an art school for a variety of levels, is located opposite the church and hosts exhibitions throughout the year.

Grimston Cricket Club is a community focused club dating back over 100 years. The adults team play in the Mid-Norfolk Sunday Cricket League and there are several youth teams too.

On the outskirts of the village is the popular Three Horse Shoes Pub and Congham Hall, a beautiful hotel with a lavish restaurant and a spa.

The famous Royal Sandringham Estate is just over 5 miles away, where the village Greenfingers Group take part in the annual Sandringham Flower Show and so far have achieved 10 gold medals.

The nearby historic market town of King's Lynn is 8 miles away with a plethora of shops, entertainment activities and eateries.

Tranquil rural living, with the convenience of a nearby bustling town with excellent travel links, Grimston is a wonderful place to call home.



### Note from Sowerbys



"A garden shaped over many years, with mature planting, peaceful terraces and plenty of places to sit and enjoy it."



### SERVICES CONNECTED

Mains water, electricity and drainage. Oil fired central heating, log burner and open fire.  
The property benefits from solar PV panels.

### COUNCIL TAX

Band G.

### ENERGY EFFICIENCY RATING

D. Ref:- 7601-3061-1204-6676-9204

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: ///blatantly.crazy.accent

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# SOWERBYS

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