



THE STORY OF
Yew Tree House
Great Massingham, Norfolk

SOWERBYS



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Yew Tree House

1 Abbey Road, Great Massingham
Norfolk, PE32 2HN

Four Bedroom Period Residence

Desirable Location in Great Massingham

Hidden Behind Victorian Brick Wall

Beautiful Mature Private Gardens

Three Versatile Reception Rooms
and Garden Room

Principal Bedroom with En-Suite

Off-Road Parking within the Cart Shed and Stores

Charming Character Features Throughout

Over 30 Years of Loving Ownership

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The finest village homes rarely announce themselves. Instead, they reveal themselves gradually, rewarding those who step beyond the entrance. Yew Tree House is a wonderful example. Hidden behind an elegant Victorian brick wall, this handsome period residence enjoys an unexpected sense of privacy in the centre of Great Massingham, where mature gardens, generous proportions and a fascinating local history combine to create a home that feels both distinguished and deeply welcoming.

Believed to have originally been built as the home for the owners of the neighbouring village shop, now beautifully converted into a residence in its own right, Yew Tree House has remained part of the village's story for generations. Having been cherished by the same family for over thirty years, it is a home that has evolved with family life whilst retaining the timeless character that makes it so special. Great Massingham itself remains one of Norfolk's most admired villages, with its picturesque green, highly regarded pub, excellent village shop and wonderful surrounding countryside, including nearby Massingham Heath.

Inside, the accommodation is wonderfully balanced, with elegant proportions, high ceilings and an abundance of natural light creating a home that feels both peaceful and inviting. The double-aspect sitting room is undoubtedly the standout reception space. Framed by large sash windows overlooking the gardens and centred around an impressive open fireplace, it is equally suited to lively family gatherings and quieter evenings, making it easy to understand why it has remained the current owners' favourite room.

The adjoining dining room provides an equally welcoming setting for entertaining and everyday family life, flowing naturally towards the traditional kitchen through an attractive internal archway. Beyond, the light-filled garden room offers a delightful place to enjoy a morning coffee whilst overlooking the gardens before stepping outside onto the adjoining terrace.

A generous snug provides valuable additional flexibility. Complete with its own fireplace and French doors opening onto the garden, it could serve as a family room, home office, games room or guest accommodation depending on changing needs.

We love the double-aspect front room. It's always full of natural light and is the room we've enjoyed spending the most time in.





Upstairs, four well-proportioned bedrooms provide comfortable accommodation for both family and guests. The principal bedroom benefits from a contemporary en-suite shower room, while the remaining bedrooms are served by a beautifully appointed family bathroom.

“Our home is peaceful, comfy and homely.”



Outside, the mature gardens are a particular highlight, wrapping around the house to create a wonderfully private setting that belies the property's central village position. Established trees, colourful borders and generous lawns provide space to relax, entertain and enjoy the changing seasons, whilst the sheltered terrace immediately outside the garden room naturally extends the living space during the warmer months.

Complementing the house is a substantial brick and pantile outbuilding incorporating an open-fronted cart shed alongside a storage space, ideal for hobbies, gardening equipment or further potential, subject to the necessary permissions.

Yew Tree House offers a rare opportunity to own a home that combines heritage, privacy and everyday practicality in one of Norfolk's most sought-after villages. Lovingly cared for for more than three decades, it is ready for its next custodians to enjoy everything that has made it such a special place to call home.





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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Great Massingham

AWARD-WINNING CHARM, VIBRANT COMMUNITY, SERENE COUNTRYSIDE

One of Norfolk's most attractive villages, Great Massingham enjoys a thriving community and rural village life, whilst nestled between the busy market towns of King's Lynn and Fakenham. There is a local primary school, pre-school, a village shop and post office, and The Cartshed Tea Room. The Dabbling Duck is a popular pub within the village, which offers an excellent restaurant alongside a Bed and Breakfast and is run by a local husband and wife team.

Multiple large ponds can be found throughout the village, which has won many awards such as 'CPRE Community Open Spaces award and several 'EDP Pride in Norfolk' awards. Opposite the impressive village green is St Mary's church, which has been a focal point of the village for hundreds of years. The magnificent 13th century porch was once used as a school room and is thought to have been where Sir Robert Walpole, England's first prime minister in 1720, was educated as a young boy.

In the heart of Great Massingham is the Village Hall, which was refurbished in 2019, and hosts many activities and clubs such as tennis, bowls, table tennis, billiards, snooker and more. There's also a film and quiz night held here each month.

If you're looking for a quieter life with beautiful countryside walks, whilst remaining close to amenities, then Great Massingham is certainly one to explore.



Note from the Vendor



"A beautifully secluded family home, discreetly hidden from the road and screened by an elegant Victorian brick wall, creating a wonderful sense of privacy and arrival."



SERVICES CONNECTED

Mains water, electricity and drainage. Oil fired central heating, log burner and open fire.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

To be confirmed.

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: ///exists.fractions.directs

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SOWERBYS

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