



THE STORY OF

Castle Dene

Wormegay, Norfolk

SOWERBYS



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Castle Dene

Wormegay, Norfolk
PE33 0SE

No Onward Chain

Beautifully Extended and Comprehensively
Refurbished Throughout

4/5 Bedrooms With Versatile
Ground-Floor Office/Bedroom

Impressive Open-Plan Kitchen,
Dining and Living Space

High-Quality Kitchen with Granite Worktops
and Integrated NEFF Appliances

Landscaped Rear Garden with Elevated
Composite Entertaining Terrace

Double Garage, With Ample Parking

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Set within the peaceful West Norfolk village of Wormegay, this beautifully transformed family home offers generous space, exceptional versatility and a wonderfully quiet setting. Extended, remodelled and comprehensively refurbished by the current owner, it has been thoughtfully designed to suit the demands of modern family life, while retaining a comfortable and welcoming feel.

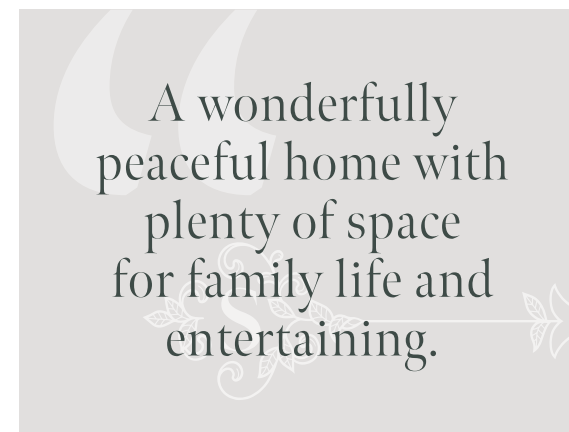
From the spacious reception hall, the ground floor opens into a series of well-connected living spaces, with the impressive open-plan kitchen, dining and living area forming the natural heart of the home. The kitchen is finished with granite worktops, an extensive range of cabinetry and a large breakfast bar, alongside integrated NEFF appliances and space for an American-style fridge/freezer.

Extended from this room is a relaxed sitting area, where a woodburning stove creates a cosy focal point. Two sets of doors open directly onto the rear terrace, making it easy to move outside during the warmer months and creating a lovely setting for entertaining. A useful side lobby connects the driveway with the garden and provides access to the laundry/boot room, ground-floor cloakroom and garage.

There is further flexibility at the centre of the house, with the dining room and snug currently providing separate spaces for more formal dining and relaxing. With doors opening into the kitchen, these rooms work particularly well as part of the wider entertaining space.

To the front, the home office/fifth bedroom is a particularly useful addition, providing a comfortable a bedroom with built-in storage and plenty of scope for those working from home or needing occasional guest accommodation. A utility room and second cloakroom complete the ground floor.





Upstairs, four generous double bedrooms are arranged around the central landing. The principal bedroom enjoys extensive fitted wardrobes and a beautifully finished en-suite shower room, while the remaining bedrooms are served by a family bathroom with both a bath and separate shower.

The improvements continue outside, where the grounds have been completely reworked to create a smart and manageable setting. A private shingle driveway provides ample parking and leads to the double garage, which benefits from an electric door, power and useful loft storage. To the rear, a neatly landscaped garden combines lawn with an elevated composite deck, providing an excellent spot for outdoor dining, morning coffee or simply enjoying the peaceful surroundings.

Having undergone such a comprehensive programme of improvement, this is a home that can simply be moved into and enjoyed. Offered with no onward chain, it provides generous accommodation, impressive versatility and a beautifully considered finish in a peaceful West Norfolk setting.



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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Wormegay

WHERE HISTORY EMBRACES
SERENITY

The village of Wormegay is located approximately seven miles from the historic town of King's Lynn.

A peaceful village setting, yet well-located close to the A10, one of the village's landmarks is its adjacent Wormegay Castle, a unique earthwork motte-and-bailey fortress. The large motte is encircled on three sides by a two-meter-deep ditch.

Close to other nearby village, such as Tottenhill, Shouldham, and Setchey, there are amenities close by but perched on the banks of the River Ouse, nearby King's Lynn offers the most immediate town.

A centre of trade and industry since the Middle Ages, King's Lynn and its rich history is reflected in the many beautiful buildings which still line the historic quarter.

King Street, which runs from Tuesday Market Place to the Custom House, was once known as 'Stockfish Row' for the number of fish merchants that lived there. With a listed building every 26ft, Sir John Betjeman described it as one of the finest walks in England.

With Cambridge, Peterborough and Norwich all within an hour's drive from the town, its direct rail line into London King's Cross - arriving in the capital in just 1 hour 40 minutes - can be caught from Watlington for residents of Wormegay. With the connectivity afford by this area of West Norfolk, growing number of professionals seeking an easy commuter route are attracted to the area and the glorious Norfolk countryside.



Note from Sowerbys



“After all the improvements, it really feels like a home that can simply be moved into and enjoyed.”



SERVICES CONNECTED

Mains water, electricity and drainage. Oil fired central heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

C. Ref:- 2115-6015-1141-5111-1911

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: ///cats.footpath.elder

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SOWERBYS

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