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THE STORY OF

2 Lynn Road

Wiggenhall St. Germans, Norfolk

SOWERBYS



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2 Lynn Road

Wiggenhall St. Germans, Norfolk
PE34 3DW

Handsome Four Bedroom Georgian Farmhouse
Beautifully Presented with Character and Charm

Two Bedroom Converted Barn
Annexe/Holiday Let

Solar PV Panels to Rear Elevation
(Eco-Conscious Upgrade)

Quiet, Well-Connected Norfolk Village Location

Excellent Income or Multi-
Generational Living Potential

Detached Garage and Private Garden Areas

Easy Access to King's Lynn and
the Norfolk Countryside

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A Georgian farmhouse of timeless character and charm - plus a charming barn conversion offering holiday let or multi-generational potential.

Nestled in the heart of the peaceful and well-served village of Wiggshall St. Germans, this handsome detached former Georgian farmhouse offers a rare blend of historic charm and modern versatility. Set behind a low brick wall and framed by mature climbing plants, this four-bedroom family home exudes period elegance, with large a classic symmetrical façade.

The main house offers spacious, light-filled accommodation arranged over two floors, with generous reception rooms perfect for entertaining or family life. Period features remain throughout, while sympathetic updates by the current owners have brought the home beautifully into the 21st century. Notably, solar photovoltaic panels have been discreetly installed on the rear elevation, offering a more sustainable and efficient energy profile.

To the rear of the property lies a wonderful surprise - a tastefully converted two-bedroom barn, currently operating as a successful holiday let. With its own entrance, kitchen, living area, and bathroom facilities, this space presents an exceptional opportunity for continued rental income, guest accommodation, or multi-generational living.



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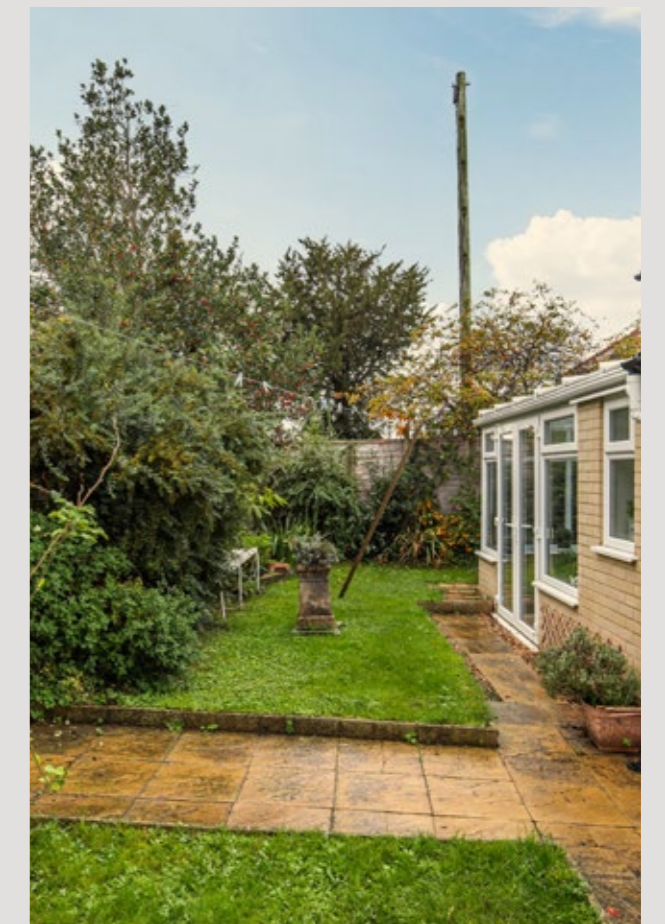


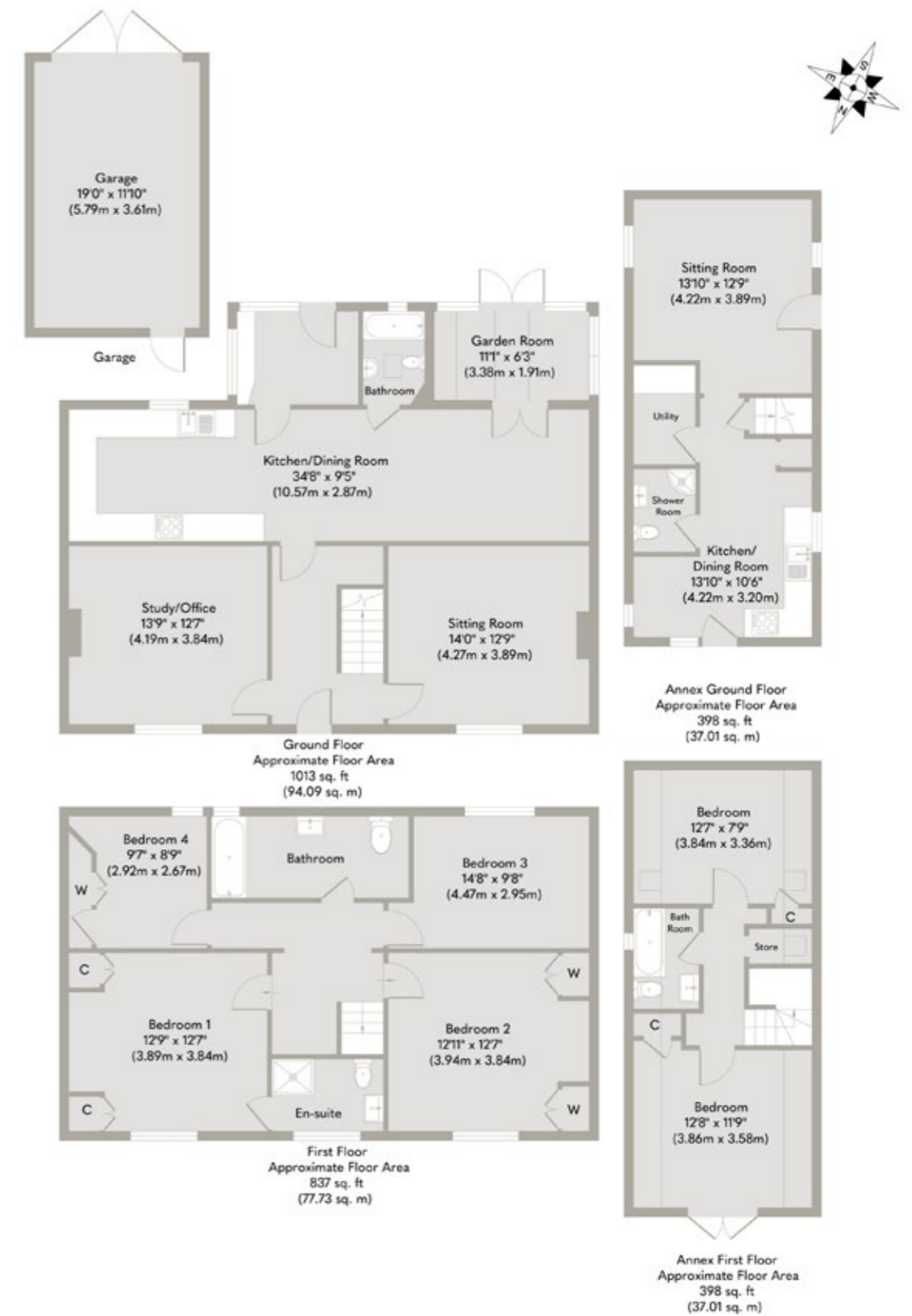
Outside, the property enjoys mature garden areas that reflect the natural beauty of its village surroundings, along with off-road parking and a detached garage both accessed via a lane to the rear from Fitton Road.

Wiggenhall St. Germans is a quintessential West Norfolk village with a welcoming community feel, just a short drive from the historic market town of King's Lynn with its mainline rail link to London King's Cross which is also accessed conveniently from the neighbouring village of Watlington. The nearby countryside and waterways offer idyllic walks and outdoor pursuits, perfect for those seeking a lifestyle that balances tranquillity with accessibility.



A handsome detached home set in the heart of Wiggenhall St. Germans.





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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Wiggenhall St. Germans

CHARMING RIVERSIDE VILLAGE,
MINUTES FROM KING'S LYNN

A pretty village, Wiggenhall St Germans is only four miles from the market town of King's Lynn.

The village has a green, a fine old church and a range of amenities; including an excellent village shop, a pub on the river and bus routes to nearby towns and villages.

Perched on the banks of the River Ouse, King's Lynn has been a centre of trade and industry since the Middle Ages, and its rich history is reflected in the many beautiful buildings which still line the historic quarter.

Originally named Bishop's Lynn, during the reign of Henry VIII the town was surrendered to the crown and took the name King's Lynn. During the 14th century, Lynn was England's most important port, dominated by the Hanseatic League. Although the growth of London later eroded the port's importance, ship-building and fishing became prominent industries, the latter of which is documented at True's Yard Museum.

With more than 400 listed buildings, two warehouses – Hanse House and Marriott's Warehouse – still stand in the centre of the town, along with King's Lynn Minster and Custom House. These have appeared as stars of the screen in numerous period dramas and it's not unusual to spot a camera crew and cast on location.

With Cambridge, Peterborough and Norwich all within an hour's drive and a direct rail line into London King's Cross arriving in the capital in just 1 hour 40 minutes, King's Lynn, and the surrounding areas, continues to attract a growing number of professionals seeking an easy commuter route.



Note from Sowerbys



“A rare opportunity to own a piece of Georgian heritage in a well-served Norfolk village.”



SERVICES CONNECTED

Mains water, electricity and drainage. LPG gas central heating.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

Main House: E. Ref:- 2298-8078-7269-1841-6910

Annexe: D. Ref:- 8051-7230-6409-0715-0996

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: ///waxing.alley.decimals

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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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