

THE STORY OF

The Meadows

West Bilney, Norfolk

SOWERBYS

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The Meadows

Main Road, West Bilney, Norfolk
PE32 1HW

Grounds of Approximately 8.5 Acres (STMS)

Charming Three-Bedroom Country Home

Established Equestrian Facilities

Three Stables and Extensive Paddocks

Far-Reaching Countryside Views

Exceptional Privacy and Seclusion

Tennis Court Requiring Refurbishment

Scope for Updating and Improvement

No Onward Chain

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There are some homes where the setting is every bit as special as the house itself, and The Meadows is certainly one of them. Occupying approximately 8.5 acres (STMS) of beautiful Norfolk countryside, this charming traditional home offers a wonderful opportunity to embrace rural living, with far-reaching views, exceptional privacy and an established equestrian setting that has been at the centre of life here for many years.

Approached across a generous gravelled driveway, the house has an appealing character, with traditional stone elevations, a pantile roof and mature greenery providing a fitting introduction to its surroundings. Inside, the accommodation is both spacious and versatile, with exposed timber beams, a traditional fireplace and views across the gardens adding warmth and personality. Whilst the property would benefit from updating throughout, it offers an exciting opportunity to create a truly special country home.

The sitting room is particularly inviting, with a substantial brick fireplace and bay window overlooking the gardens. A separate dining room provides space for entertaining, whilst the adjoining garden room offers a peaceful retreat, with french doors opening onto the garden. The kitchen/dining room provides a more informal setting for everyday life, complemented by a generously proportioned office offering flexibility for a variety of uses. Although little used in recent years, a front entrance door opens into a welcoming hallway, offering the option to use this more formal entrance, should a buyer wish. A ground floor cloakroom completes the accommodation.

Upstairs, three comfortable bedrooms include an exceptionally spacious principal bedroom with an en-suite shower room, whilst the remaining bedrooms are served by a family bathroom. Additional attic storage adds further practicality.



















Outside, The Meadows truly comes into its own. The extensive grounds combine established gardens, mature trees and fenced paddocks, all surrounded by beautiful rural scenery. An excellent network of public footpaths is accessible directly from the doorstep, offering wonderful opportunities for countryside walks, whether with the dogs, family or simply enjoying the peace and changing seasons.

For equestrian enthusiasts, the property is particularly appealing. Having been home to an accomplished, multiple award-winning equestrian, the established facilities include three stables, useful outbuildings and extensive grazing land. Together, they create a wonderful environment for those wishing to keep horses at home and enjoy the freedom of their own countryside setting.

Elsewhere within the grounds, a former tennis court offers the opportunity for refurbishment and a return to recreational use, whilst a double carport and generous gravelled parking areas provide further practicality.

Whether seeking a private equestrian retreat, a countryside family home or simply the opportunity to create something special, The Meadows offers a rare combination of character, acreage and potential. With its beautiful setting and considerable scope for improvement, this is a home ready for its next chapter, where a wonderful rural lifestyle awaits.



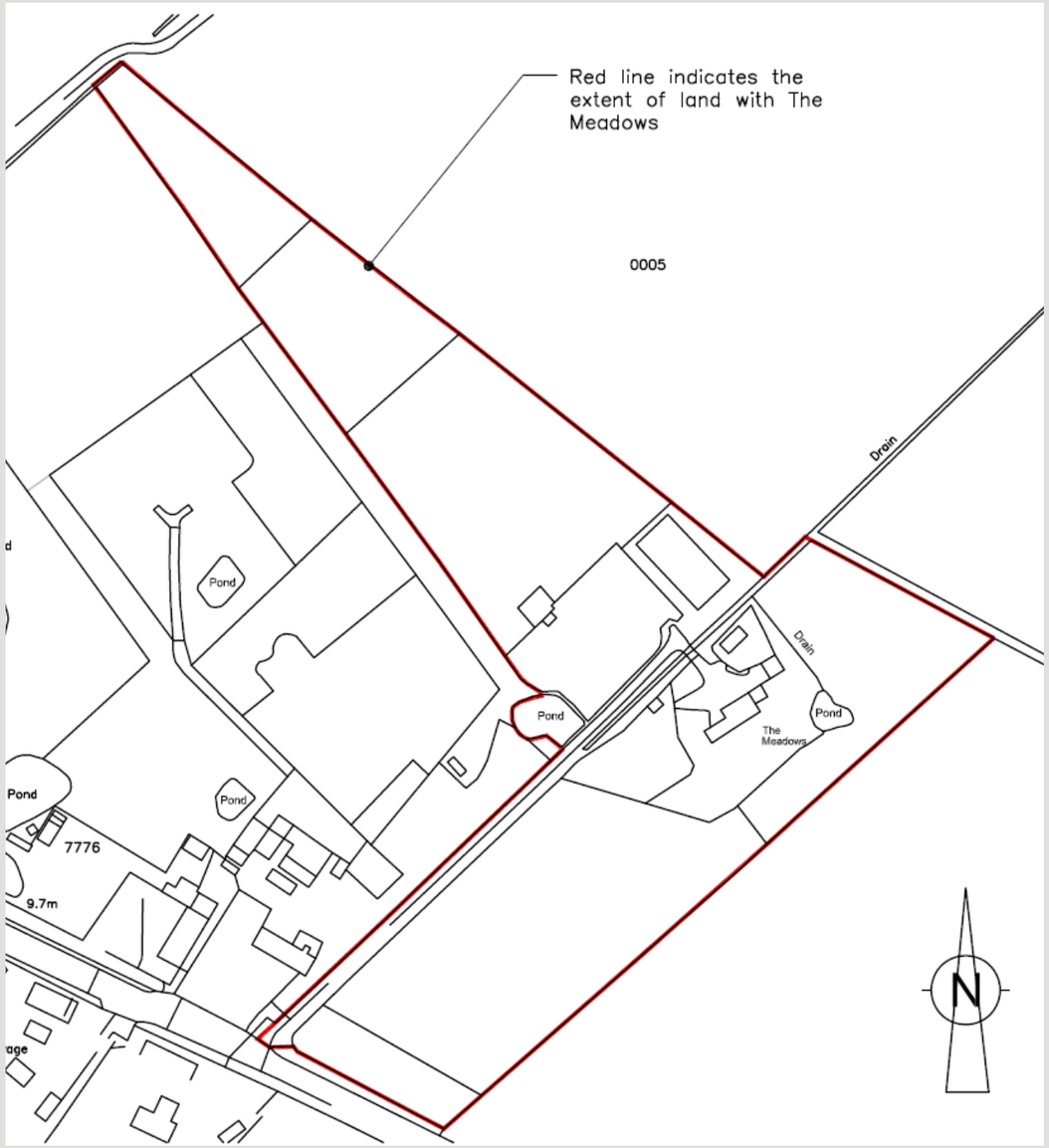














Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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West Bilney

RURAL CALM IN A CONVENIENT LOCATION

Situated on the A47 Norwich to King's Lynn road, West Bilney is a small village, with amenities to be found in the neighbouring villages. A walk in West Bilney Woods is a delightful way to enjoy the great outdoors.

Perched on the banks of the River Ouse, King's Lynn is the nearest town and has been a centre of trade and industry since the Middle Ages 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, and ship-building and fishing became prominent industries, the latter of which is documented at True's Yard Museum.

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 continues to attract a growing number of professionals seeking an easy commuter route. It's easy to see the appeal of this central location with a clutch of high street retailers and independent restaurants in the town's Vancouver Centre. The Majestic Cinema and King's Lynn Alive Corn Exchange are the place to catch a film or show, or check out what's on at St George's Guildhall, the UK's largest surviving medieval guildhall, today a vibrant arts centre.









Note from Sowerbys



"...far-reaching views, exceptional privacy and an established equestrian setting which has been at the centre of life here for many years."

SERVICES CONNECTED

Mains electricity, and water. Private drainage. Oil fired central heating and electric fire-effect wall heater. A working log-burner is also installed behind the electric fire.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

E. Ref:- 9220-3967-9200-6016-3204

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: Driveway entrance - ///decoded.backpacks.parkland
House - ///archives.schematic.tingled

AGENT'S NOTES

The property is currently digitally unregistered and will need to go through first registration during a sale/purchase. A public footpath runs across a small portion of the end of the driveway, where there is also vehicular access to the neighbouring field.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS

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