



THE STORY OF

# Rivington

*Wormegay Road, Norfolk*

SOWERBYS



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# Rivington

Wormegay Road, Blackborough End, Norfolk  
PE32 1SG

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Detached Family Home

Three Double Bedrooms

Two Luxurious En-Suites

Ground Floor Shower Room

Plot of Over 0.75 acres (STMS)

Superbly Remodelled and Extended

Impressive Dining Room with Roof Lantern

Snug with Wood-Burning Stove

Countryside Views to the Front

Extensive Driveway and Generous Parking

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Beautifully remodelled and thoughtfully extended by the current owners, this impressive detached home combines generous family living with stylish contemporary interiors, occupying an elevated plot of just over three-quarters of an acre (STMS) with far-reaching views across the Norfolk countryside.

A sweeping driveway sets the tone, leading to a welcoming home where carefully designed spaces balance open-plan living with cosy retreats. The elegant sitting room and snug, complete with a wood-burning stove, provide inviting places to relax, while the bespoke kitchen, with integrated appliances and a large central island, forms the heart of the home. Beyond, a stunning rear extension creates a light-filled dining and family space beneath a striking roof lantern, offering a wonderful setting for both everyday life and entertaining. A stylish bar and reading nook, generous utility room and ground-floor shower room add further practicality and versatility.

Upstairs, three spacious double bedrooms are beautifully presented, including an impressive principal suite with a walk-through dressing area and luxurious en-suite. A second en-suite and beautifully finished family shower room continue the home's high standard of finish.

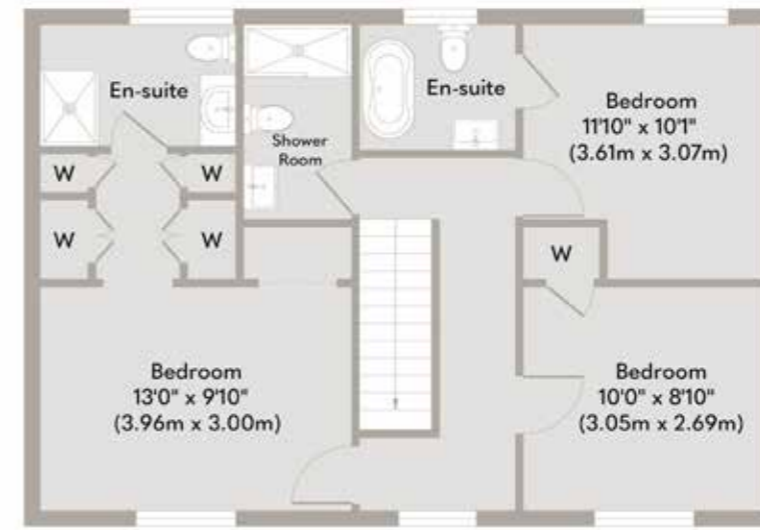
Outside, the paved entertaining terrace leads onto expansive lawns extending to just over three-quarters of an acre (STMS), providing exceptional space for family life, outdoor entertaining and children's play. Mature trees create privacy, while the elevated position ensures uninterrupted countryside views that can be enjoyed throughout the seasons.

Combining space, quality and an idyllic village setting, this is a home designed for modern family living and ready to be enjoyed from day one.

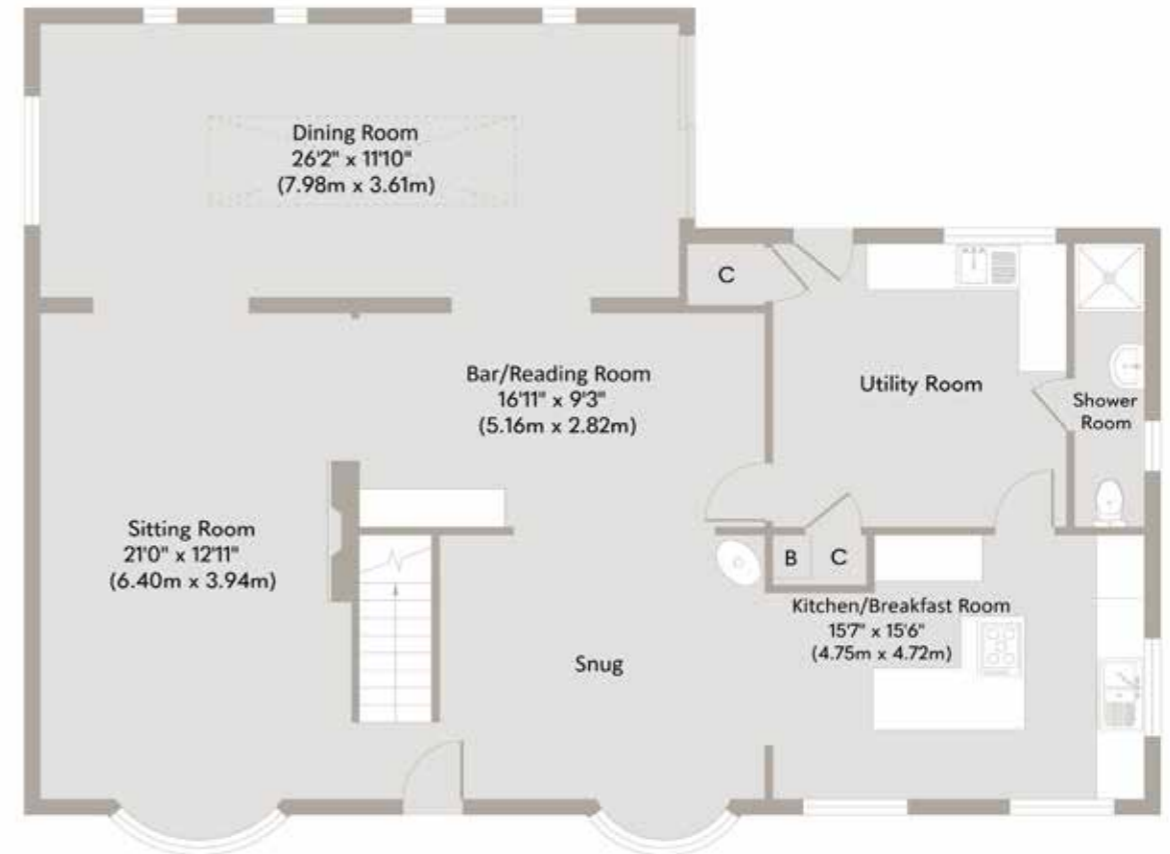


The front views are amazing, and the layout creates a lovely family home.





First Floor  
Approximate Floor Area  
635 sq. ft  
(59.01 sq. m)



Ground Floor  
Approximate Floor Area  
1375 sq. ft  
(127.74 sq. m)

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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# Blackborough End

A PEACEFUL BASE TO EXPLORE THE OUTDOORS

Village life with a fine selection of amenities, Blackborough End is well-located set just off the A47.

Located close to Middleton, which enjoys its own golf club along with a church, restaurant and shop with post office, Blackborough End sits just over four miles from the Hanseatic King's Lynn, where a choice of schools, stores and eateries on the quay await.

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.

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 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 the Vendor



"We love the open outlook at the rear and the wonderful sense of space it provides. The village is also a lovely place to live."



### SERVICES CONNECTED

Mains water, electricity and drainage. Oil central heating.

### COUNCIL TAX

Band E.

### ENERGY EFFICIENCY RATING

D. Ref: - 8363-6329-6349-5108-5906

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: ///owes.compounds.worms

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# SOWERBYS

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