



THE STORY OF  
**53 Priory Lane**  
*North Wootton, Norfolk*

**SOWERBYS**



THE STORY OF

# 53 Priory Lane

North Wootton, King's Lynn, Norfolk  
PE30 3PT

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Prime Position Overlooking the Village Green

Detached and Highly Versatile Layout

Five Well-Proportioned Bedrooms

Two En-Suite Shower Rooms

Impressive Kitchen/Dining/Family room

Studio/Annexe

Outdoor Entertaining Space

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Set proudly overlooking the village green in one of North Wootton's most desirable positions, this is a home that feels immediately connected to its surroundings - open, sociable and thoughtfully arranged for modern family life. Carefully improved over the past decade, it offers a balance of contemporary comfort and future potential, with scope for further refinement.

At its heart is an impressive kitchen/dining/family room, generous in scale and filled with natural light - designed for both everyday living and entertaining. A central island, integrated appliances and extensive work surfaces ensure practicality, while doors open onto the patio, inviting easy indoor-outdoor living and relaxed evenings around a fire pit.

The accommodation flows naturally, with well-proportioned, quietly positioned bedrooms offering flexibility for family life or guests, several with en-suite facilities. A versatile, more independent area, currently a studio, lends itself equally to home working, creative use or multi-generational living.

Outside, the gardens extend to just under a quarter of an acre (subject to measured survey), thoughtfully divided into areas for play, entertaining and quieter retreat, with potential for a kitchen garden. Overlooking the green, the setting combines a sense of openness and community with privacy.

North Wootton balances village character with everyday convenience, close to local amenities, green spaces and the historic surroundings of Castle Rising, all within easy reach of King's Lynn. A home that has been carefully evolved, it now offers the opportunity to refine and make it your own.





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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# North Wootton

ON THE OUTSKIRTS OF AN HISTORIC MARKET TOWN

North Wootton sits on the northern edge of King's Lynn, offering a well-balanced setting that combines village calm with easy access to the wide-ranging amenities of this historic market town. King's Lynn provides a comprehensive selection of schooling, shopping and leisure facilities, along with a mainline rail service to London King's Cross via Cambridge, making it a practical choice for both commuters and families alike.

Within the village, everyday essentials are close at hand, while the surrounding area offers a strong sense of community and an appealing rural backdrop. A focal point is the historic St Mary's Church, dating back to the 12th century, with its attractive architecture and peaceful churchyard adding to the character of the village. A well-regarded local pub provides a welcoming setting for relaxed dining and socialising.

North Wootton is particularly well placed for enjoying some of North Norfolk's most celebrated landscapes. The Sandringham Estate lies just a short drive away, offering acres of parkland, woodland walks and the renowned Sandringham House. Beyond this, the North West Norfolk coastline unfolds with wide, sandy beaches and big open skies, perfect for walking, wildlife watching and coastal pursuits.

For those with sporting interests, there are excellent opportunities nearby, including King's Lynn Golf Club and the highly regarded links courses at Hunstanton and Brancaster.

Combining accessibility, local charm and proximity to some of the region's finest countryside and coastline, North Wootton continues to be a sought-after location for those seeking a relaxed yet well-connected lifestyle.



## Note from the Vendor



“Three words to describe the home would be open planned, spacious and well designed.”



### SERVICES CONNECTED

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

### COUNCIL TAX

Band F.

### ENERGY EFFICIENCY RATING

C. Ref:-8100-5423-0522-3623-3463

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: ///blotting.risen.remain

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# SOWERBYS

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