



THE STORY OF

Apple Yard Farm

Emneth, Norfolk

SOWERBYS



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Apple Yard Farm

95 Outwell Road, Emneth, Wisbech, Norfolk
PE14 0EA

Approximately Seven Acres (STMS)

Four Generous Bedrooms

Principal Bedroom with En-Suite

Two Spacious Reception Rooms

Conservatory Overlooking the Gardens

Wood-Burning Stove

Mature Gardens and Established Orchard

Substantial Barn and Outbuildings

Extensive Garage and Parking

Far-Reaching Countryside Views

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Appleyard Farm is a home with a story woven deeply into its surroundings. In the same family for several generations and once a thriving working farm, today it offers something increasingly difficult to find, a wonderfully private home surrounded by approximately seven acres of gardens, orchard and open grassland.

Built around 1990, the house offers generous accommodation designed with family life and entertaining in mind. There is an abundance of space and a versatile layout, providing an excellent foundation for a new owner to introduce their own style.

The ground floor is centred around two substantial reception rooms. The lounge has a welcoming feel, with exposed timbers and a brick fireplace housing a wood-burning stove creating a natural focal point. The generous dining room provides plenty of space for larger gatherings and retains a decorative fireplace from the original property, a lovely connection to Appleyard Farm's past.

Upstairs, four well-proportioned bedrooms provide excellent guest accommodation. The principal bedroom is especially generous, complete with its own en-suite shower room, while the remaining bedrooms are served by the family bathroom.

A substantial garage and collection of outbuildings add another dimension, most notably the large detached barn. Together, they offer considerable versatility and potential for a variety of future uses. Part of the original farmhouse also remains closer to the roadside, adding another layer to a property that has evolved through successive generations. For many local people, Appleyard Farm is remembered as a place where they once came to pick strawberries and apples; for the family, its connection runs through grandparents, parents and generations who lived and worked upon the land.



It's a wonderful home for entertaining, and we've loved having friends and family to stay.





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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Emneth

RURAL VILLAGE ON THE
NORFOLK-CAMBRIDGESHIRE BORDER

Situated on the Norfolk–Cambridgeshire border, Emneth is a popular village offering a wonderful balance of rural living and everyday convenience. Surrounded by the open landscapes of the Fens, it has a welcoming community and provides a village shop, traditional pub, primary school, church and recreational facilities, while also falling within the catchment area for Marshland High School.

Just four miles away, the historic Georgian market town of Wisbech offers an excellent range of amenities, including supermarkets, independent shops, cafés, restaurants, a theatre, leisure centre and the Horsefair Shopping Centre. The town’s twice-weekly market, attractive Georgian architecture and riverside setting add to its appeal, while attractions such as the National Trust’s Peckover House and Gardens and the expansive Wisbech Park provide plenty of opportunities for leisure and recreation.

King’s Lynn, approximately 12 miles away, offers direct rail services to Cambridge and London King’s Cross, while the A47 provides convenient road links across the region. With the Norfolk coastline, Thetford Forest and the Norfolk Broads all within easy reach, Emneth is ideally placed to enjoy both peaceful village life and the wider attractions of Norfolk and beyond.



Note from the Vendor



“We love looking out across the mature gardens and open fields, with wonderful views of Emneth Church beyond.”



SERVICES CONNECTED

Mains connected water and electricity. Private drainage. Gas fired central heating.

COUNCIL TAX

E.

ENERGY EFFICIENCY RATING

C. Ref:-0425-3066-9201-9626-0200

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: ///path.inhabited.touched

AGENT’S NOTE

The grey barn is understood to be predominantly constructed of asbestos-based material and remains in use by the current owners. Prospective buyers are advised to make their own investigations into the specific material types and condition of the structure. Please note that the property has a postal address under Emneth but the land registry entry is under Elm.

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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