



THE STORY OF

Georgian Lodge

Upwell, Norfolk

SOWERBYS



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Pius Drove, Upwell, Norfolk
PE14 9AN

Substantial Detached Georgian Residence
Approaching 2,900 Sq. Ft.

Approx. 1.02 Acre Wraparound Plot
(STMS) with Open Farmland Views

Extensively Renovated with Bespoke,
High-End Contemporary Finishes

Impressive Kitchen and Garden
Room Overlooking the Grounds

Four First-Floor Double Bedrooms Plus
Versatile Ground-Floor Snug/Bedroom Five

Two En-Suites, Family Bathroom
and Ground-Floor WC

Dedicated Home Office, Gym and Utility Room

Gated Driveway, Double Garage,
Workshop and EV Charging Point

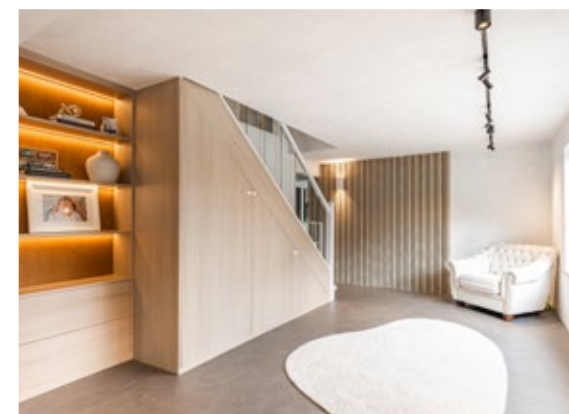
Log Burner, Ground-Floor Underfloor
Heating, Smart Lighting and Keyless Entry

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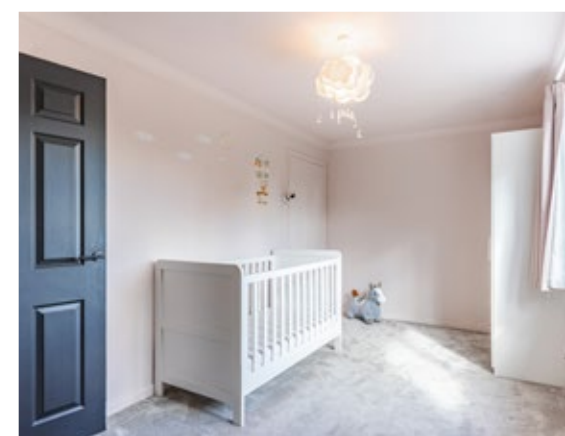
Set discreetly behind gates and approached over a long private driveway, Georgian Lodge is a home where space, privacy and the surrounding landscape come together well. The house has been extensively renovated by the current owners, who approached the project with the intention of creating a long-term family home. The result is a substantial and highly individual residence where generous proportions sit comfortably alongside a more contemporary palette of bespoke finishes, considered lighting and beautifully simple materials.

There is an immediate feeling of seclusion here. The house sits within approximately 1.02 acres (STS) of established, wraparound gardens, with open farmland beyond and very little to interrupt the outlook. In the evening, the western light becomes a defining part of the house, filling the principal living spaces and framing uninterrupted sunsets across the fields.

Inside, the current floorplan provides approximately 2,891 sq. ft. of accommodation across the ground and first floors, before taking the detached garage and workshop into account. The sitting room is a wonderfully generous room, extending to over 23ft and centred around a log-burning stove. Alongside it sits the formal dining room, while the arrangement of the ground floor allows the reception spaces to connect naturally without becoming one entirely open-plan space.

At the heart of the house is the kitchen. Contemporary and beautifully composed, it combines dark cabinetry with warm timber tones and an island at its centre, while the increased ceiling height adds to the feeling of volume. From here, the accommodation flows into the garden room, arguably one of Georgian Lodge's most memorable spaces. A large picture window frames the countryside almost as a piece of artwork, while broad bifold doors open towards the garden. The remainder of the ground floor includes a dedicated home office with bespoke fitted cabinetry, a separate gym, utility room and cloakroom, together with a snug which could equally work as a fifth bedroom when required.





Upstairs are four bedrooms, including an impressive principal bedroom measuring approximately 20'4" x 14'0" and enjoying its own en-suite. A second bedroom is also en-suite, while the remaining bedrooms are served by a generous family bathroom. Eaves storage and additional cupboards provide useful practical space without intruding on the bedrooms themselves.

The renovation is reflected in the smaller details too. The oversized bespoke slate entrance door with keyless access makes an immediate statement on arrival, while smart lighting, ground-floor underfloor heating and carefully considered fitted joinery give the house a sense that the work has been carried through rather than concentrated only in the obvious rooms.

For all the quality inside the house, the grounds are perhaps what give Georgian Lodge its strongest sense of identity. The gardens wrap around the property, creating a variety of areas in which to entertain, play or simply find somewhere quiet. Broad lawns are interspersed with mature trees and established planting, including hydrangeas, eucalyptus and areas allowed to develop more naturally with seasonal wildflowers. The owners describe it as having their own private park, and it is easy to understand why. With no immediate sense of being overlooked and farmland forming the backdrop, there is a feeling of being removed from the outside world despite remaining within reach of village life.

The gated shingle driveway offers generous parking and leads to the detached double garage and adjoining workshop, with an EV charging point adding another useful modern convenience. A greenhouse and additional garden storage further support the practical side of the grounds.





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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Upwell

WHERE TRANQUIL WATERWAYS MEET
VIBRANT VILLAGE LIFE

Upwell is a peaceful Fenland village set amongst open countryside and waterways, offering a relaxed pace of life with plenty to enjoy close to home. The River Nene and Well Creek are an important part of the village's character, with opportunities for walking, cycling, fishing, kayaking and boating. The surrounding countryside is also popular with horse riders, with equestrian activities and riding routes forming a familiar part of everyday village life.

The village has a strong community feel, with a picturesque church, village shops including a new Co-op store within walking distance, a post office, primary and nursery schools, and a dedicated bus service for high school children. The village also has a health centre, public houses and hotel restaurants. Two village halls host regular events, while a range of parks and outdoor spaces, including a community orchard, provide opportunities to enjoy the outdoors.

Families are well served by local schools and nurseries. Nearby Church Farm at Stow Bardolph is a popular family attraction, with farm animals, play areas, woodland walks and performances. For grown-ups, Stow Hall Gardens and Croft Country Park offer a variety of pursuits and leisurely pastimes throughout the year.

The historic market town of Downham Market is within 20 minutes drive, and provides a charming local hub with its independent shops and regular events. Its café culture offers plenty of up-market al fresco dining day and night, with plenty of places to meet friends for lunch and even enjoy an authentic Italian gelato. The town has a mainline railway station with services towards Ely, Cambridge and London.

Nearby King's Lynn offers a wider choice of high-street shopping, dining, leisure and entertainment, together with a wealth of history and character. The surrounding West Norfolk countryside adds a wealth of opportunities for days out, including Bawsey Country Park with its soft sandy inland beaches, clear lakes and woodland walks, the historic Sandringham Estate and its year-round programme of events, and the beaches and coastal villages around Hunstanton, Old Hunstanton and Brancaster. Norfolk Lavender at Heacham provides another popular destination, with a mix of dining, shopping and family activities.

For those seeking a quieter pace of life without feeling isolated, Upwell offers a lovely balance of village living, countryside and waterways, whilst the towns, coast and attractions of West Norfolk provide plenty to see and do throughout the year.



Note from the Vendor



"Upwell is a beautiful place to call home, surrounded by farmland and uninterrupted views. The sunsets through our picture windows are almost magical, with golden light creating shimmering bokeh and warmth throughout the house."



SERVICES CONNECTED

Mains water and electricity. Drainage via septic tank.
Oil Fired C/H with Underfloor Heating to majority of ground floor

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

D. Ref:- 0547-3038-1206-8564-6200.

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: ///lunge.buffoon.worlds

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SOWERBYS

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