



Kenwick Farm
Station Road | Tilney All Saints | Norfolk | PE34 4SP

 FINE & COUNTRY

A TIMELESS COUNTRY ESTATE



Privately nestled behind gated entrance and approached by a sweeping driveway, this beautifully restored 18th-century farmhouse offers an exceptional blend of heritage, contemporary comfort and space.

Set within approximately five acres (stms) of idyllic countryside, the property presents an enviable lifestyle with generous living spaces, magnificent gardens and versatile land suited to a variety of future aspirations.



KEY FEATURES

- A Beautifully Restored 18th Century Farmhouse situated in the Village of Tilney All Saints
- Four Bedrooms and Four Bath/Shower Rooms
- The Principal Bedroom benefits from a Walk-In Wardrobe and an En-Suite
- Kitchen/Breakfast Room with Separate Utility Room
- Two Reception Rooms plus a Conservatory
- Substantial Collection of Outbuildings including a Double Garage, Workshops, Greenhouses and Storage Sheds
- The Grounds extend to around 5 acres (stms) and include a Terrace, Lawns and Vegetable Gardens
- The Accommodation extends to 2,783 sq.ft
- Energy Rating: E

Lovingly restored to honour its historic origins, and with modern upgrades, the farmhouse is filled with authentic period features including exposed beams, original brickwork, feature fireplaces and tasteful replacement windows and doors, all creating a charming, welcoming atmosphere. Complemented by impressive outbuildings, the property embraces refined rural living with exciting potential (STPP) all whilst safe in the knowledge that the house backs on to a Saxon settlement site which will never be built on so the home will never be overlooked.

Step Inside

Stepping through the front door reveals an absolute “Wow factor” of an entrance hall. Classic black and white tiling runs the length of the hallway combined with a fresh colour palette and space for a piano, boot room for coat and shoe storage, and a shower room at the far end. Stairs rise ahead with a handy storage cupboard beneath. Immediately to the left and so convenient when coming inside, sits the inviting kitchen breakfast room, with exposed beams, bespoke heritage sage green shaker-style cabinetry and oak worktops. Every chef’s dream, the kitchen includes butler sink, Rangemaster cooker set into the original fireplace, integrated appliances including a Bosch dishwasher and microwave and it flows effortlessly into the utility room and garden beyond. The utility room is a fabulous size with generous pantry storage, water softener, space for laundry and a drinks fridge too; the external door makes this the ideal space when arriving home from a day out in the countryside or the beach. The kitchen also provides access to the living room, beautifully proportioned with characterful exposed brick walls and fireplace with wood burner, perfect for a winter’s night in by the fire. The living room leads to a fabulous south facing conservatory with solid roof and heating making this a useable room whatever the season and adds a great flow to the home when entertaining.





KEY FEATURES

The formal dining room, full of history with beam running along the length, is a great venue for grown up suppers and special occasions, with a brick fireplace adding to the cosiness in the cooler months. It also features an intimate reading area at one end, perfect to escape to with a good book and a cuppa.

Explore Upstairs

The first floor continues the home's impressive sense of space, offering three/ four bedrooms including a luxurious principal suite complete with dressing room and elegant en-suite bathroom with separate shower. A further en-suite bedroom also has a large walk storage room which offers potential for to conversion to further accommodation. The stylish family bathroom features a spa-style jacuzzi steam bath, beautiful built-in cabinetry and double sinks, whilst an additional bedroom provides exceptional versatility for modern family living and guest accommodation. A home office has been cleverly tucked into the eaves space, offering a quiet space to work away from bedrooms and social spaces but could easily be a fourth bedroom too. Every room reflects the property's rich heritage while delivering the comfort, privacy and refinement expected of a distinguished country residence.

Step Outside

Approached by a gorgeous sweeping driveway and occupying approximately five acres (stms), the grounds offer so much scope, whatever you are looking for. The formal gardens surround the farmhouse, framed by mature trees including an impressive 300-year-old walnut tree; an expansive terrace sits outside the kitchen, perfect for alfresco entertaining, and a smaller terrace in the garden, surrounded by roses, a lovely sight through spring and summer, offers a great space for pre-dinner drinks and after supper coffees. A prolific grape vine runs the across the house, stretching from the hot tub beside the conservatory – imagine stargazing from the hot tub whilst snacking on fresh grapes! Lawns for children and dogs to play safely on, an established vegetable garden for those seeking a more sustainable lifestyle and space to keep chickens too make the immediate grounds so attractive.

Beyond the formal gardens lies approximately five acres (stms) of adjoining land, presenting exciting possibilities for equestrian pursuits, hobby farming or future development, subject to the necessary planning permissions. A substantial collection of outbuildings including a double garage, workshops, greenhouses and storage sheds further enhances the estate's outstanding versatility, and the grounds could easily take tennis courts, swimming pool, with space for stables and barns providing infrastructure for equestrian pursuits. Of course, long undisturbed walks with the dogs, accompanied by wildlife including deer and a wide variety of birds including kestrels, owls and bird of prey are just as attractive an option.













































INFORMATION



On The Doorstep

Tilney All Saints is a pretty village located approximately four miles southwest of King's Lynn. The village boasts its own primary school, golf club with restaurant, and All-Saints church with its impressive tower. Nearby in Clenchwarton is a Morrisons with post office, The Victory pub and restaurant and further primary school. Just a five-minute drive away are Terrington St John and Terrington St Clements offering a Co-Op, bakers, petrol station, GP surgeries and Post Office.

How Far Is It To?

Just 20 minutes away, King's Lynn offers a good range of high street shops, cultural and leisure facilities, plus a main line railway station with links to London King's Cross taking 1 hour and 40 minutes, making commuting easy. Norfolk is renowned for its grand country estates and stately homes including the Royal Estate at Sandringham and there are endless opportunities to explore sandy beaches at Heacham, Snettisham and Hunstanton.

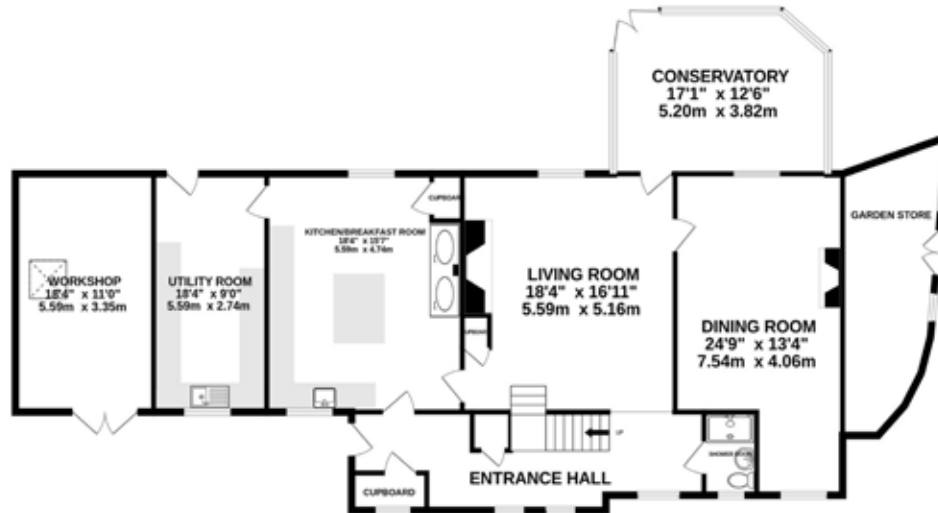
Directions

From Kings Lynn follow the A17 towards Sleaford. After 4 miles from the Hardwick roundabout proceed straight over the Wisbech roundabout and turn left. Continue, taking the next left turn, signposted Tilney All Saints, Station Road. Proceed along this road and Kenwick Farm will be found signposted on the right-hand side down a farm track.

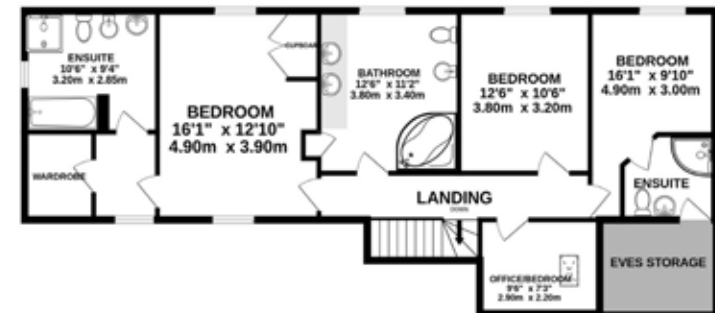
Services, District Council and Tenure

Oil Fired Central Heating, Mains Water, Mains Drainage
Broadband Available - please see www.openreach.com/fibre-checker
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk
Kings Lynn & West Norfolk District Council – Council Tax Band E
Freehold

GROUND FLOOR
1806 sq.ft. (167.8 sq.m.) approx.

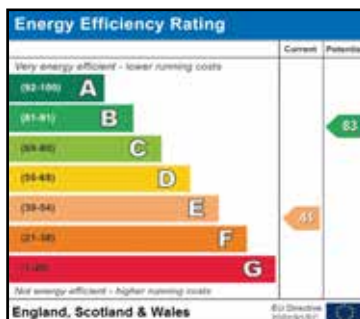


1ST FLOOR
977 sq.ft. (90.8 sq.m.) approx.



TOTAL FLOOR AREA : 2783 sq.ft. (258.5 sq.m.) approx.

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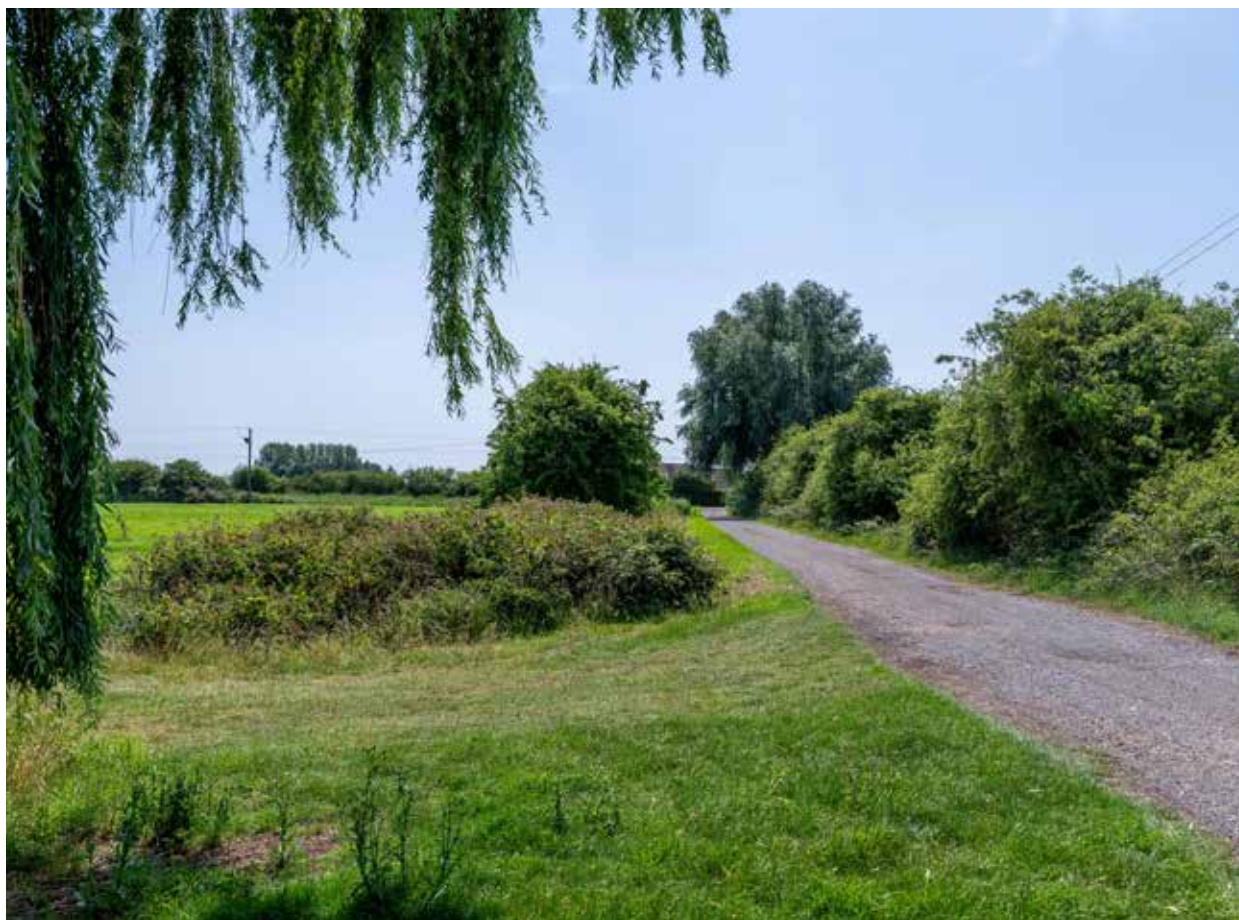
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