



39 Church Road
Flitcham | Norfolk | PE31 6BU

FINE & COUNTRY

A DREAM REALISED



Nestled at the end of a quiet cut-de-sac opposite the ancient Norman church of St Mary's, this property is a unique, flint-fronted home set in the heart of Flitcham's conservation area.

Designed and built to the owner's exacting specifications,

this beautifully maintained house offers privacy, space and a rare standard of comfort.

With its wraparound gardens, triple glazing and flexible layout, it is the perfect place to enjoy Norfolk's countryside and vibrant village life, with easy access to King's Lynn and the coast



KEY FEATURES

- A Unique, Swedish Designed 'Hedlunds' Home situated in the Village of Flitcham
- Flint-Fronted and Timber Framed built to Exacting Standards of Insulation with Triple Glazing
- Four Double Bedrooms (One with En Suite and Walk-in Dressing Room) plus First Floor Family Bathroom
- Flexible Ground Floor Layout which includes the Fourth Bedroom/Office and Shower Room - Making the House adaptable to Multi-Generational Living
- Spacious and Airy Open Plan, Dual Aspect Living/Dining Room with Fireplace and Wood-Burning Stove
- Dual Aspect Kitchen/Diner with Garden Views
- Separate Utility Room
- Wrap Around Gardens extend to 0.3 of an acre with Mature Fruit Trees, a Vegetable Patch and Established Perennials
- Modern Double Garage with Lights, Power and Additional Side Access
- Peaceful Location beside Grade II Listed St Mary's Church and Bordering the Sandringham Estate
- Total Accommodation extends to 1,983sq.ft
- Energy Rating: C

This is a rare opportunity to acquire a unique, beautifully designed home in a peaceful conservation village, with wonderful gardens, flexible living space and a welcoming community on your doorstep.

High Quality Home, Exceptional Location

For many years, it was the owner's and her family's dream to build a high quality house in England and, after much searching, this special plot in Flitcham was chosen. There were several irresistible reasons, the family explained - 'The position across from the church at the end of a perfectly peaceful cul-de-sac provides tranquility and exquisite views. Flitcham's status as a conservation village, its proximity to Sandringham and the friendly community made it the ideal location. Also, its status as a conservation village means that it cannot be spoiled.' The land borders the Sandringham Estate, and members of the royal family occasionally attend the church and call in to The Old Bell, which is the local community centre.

Unique Design

The house is built to a high Scandinavian specification, being very well insulated and triple glazed throughout, ensuring low running costs and year-round comfort. The layout is exceptionally flexible. The ground floor is perfect for relaxing and for entertaining, with a spacious living/dining room leading to a generously sized kitchen/breakfast room. Patio doors in the living room open onto the rear terrace and gardens.





KEY FEATURES

The further ground floor room can be used as an office or as a fourth bedroom, and there is a separate downstairs shower room with toilet.

Exploring Upstairs

Upstairs there are three generously sized double-bedrooms. The large and airy open landing can be used as a home-working space, a TV area or as a temporary guest location with a sofa bed or two. The master suite has its own dressing room and there is a separate family bathroom. 'The house has been ideal for working from home, for entertaining, and as a peaceful sanctuary at the end of each day,' explains the family.

The Outside

The 0.3 acre garden wraps around the house, and is bordered by hedges for privacy and shelter. 'A memorable family wedding at St Mary's Church was accompanied by a marquee and festivities in the front and back gardens,' the family said. The garden contains established perennials, bulbs and fruit-bearing trees, including an apple, a pear and a cherry tree. The vegetable patch is not planted at present, but has produced a rich array of crops over the years. The large, modern, double-garage with light, power and an additional door next to the side of the house, provides excellent storage and workshop space.

On Leaving

'We will miss staying in this beautiful house, the meals and barbecues in the garden and drinks and folk nights in the community centre,' reflect the family. 'Also the long walks through the lovely surrounding countryside and, especially the remarkable sunsets over the fields.'













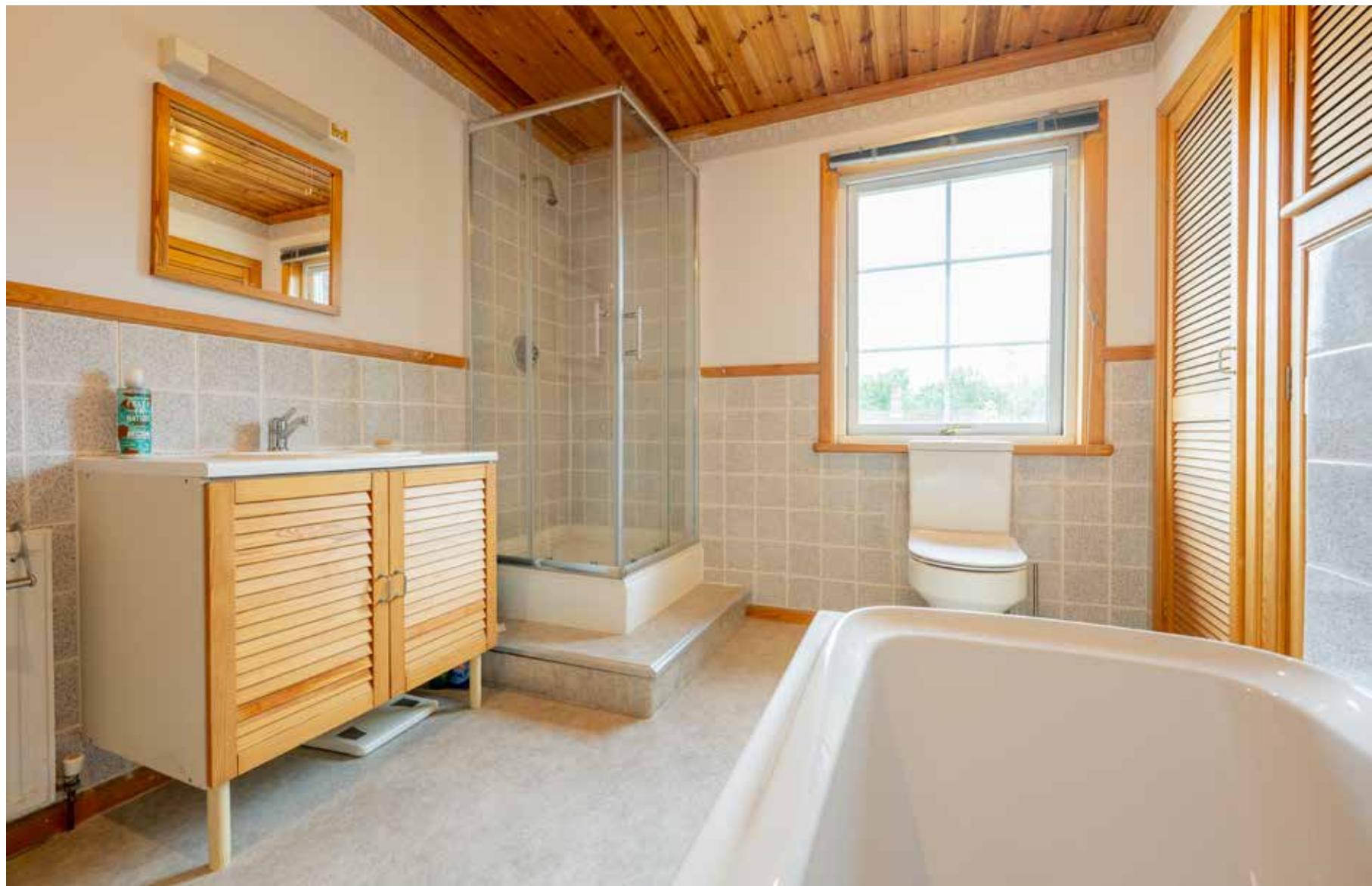




















INFORMATION



On The Doorstep

"There are many long walks available in the vicinity, especially behind the house," the family explained. "The peacefulness and beauty of the village, and its wonderful night skies are unsurpassed." Flitcham is a picturesque conservation village, renowned for its welcoming community and beautiful countryside setting. The village borders the Sandringham Estate and is home to St Mary's Church, a Grade II listed Norman building. The community centre, known as the Old Bell, doubles as a pub and hosts a popular folk night, darts club, poker night and monthly village dinners. There is a thriving bowls club, cricket team and regular church events. The village primary school is nearby, and the area is perfect for walking, with routes through the Sandringham Estate and to Snettisham beach. There is Congham Hall for tea or a meal, and also Abbey Farm just a short stroll away, which is famous for its bird hide which attracts visitors all year round and for its conservation work. It has won numerous conservation awards and the farmer regularly hosts educational tours of the land. Shops and further amenities are available in nearby Hillington, which is within walking distance, and King's Lynn is a short drive or bus ride away.

How Far Is It To?

Flitcham is ideally placed for both rural living and access to local towns and the coast. King's Lynn is approximately ten miles (fifteen to twenty minutes by car), with its mainline rail station offering direct services to Cambridge and London. Norwich is about forty miles by car. The North Norfolk coast, including Snettisham and Hunstanton, is just fifteen minutes away. There is a reliable bus service (route 33) from Flitcham to King's Lynn, Hunstanton, the Queen Elizabeth Hospital, and surrounding villages, running three times a day.

Directions

From the Shell roundabout in Fakenham, take the A148 east towards King's Lynn. After approximately 12.5 miles, at Hillington, turn right into the B1153 signposted for Flitcham. Continue for just over half a mile into Flitcham village. Turn left onto Church Road and follow the lane to its end, where 39 Church Road is found beside St Mary's Church, clearly identified by the Fine & Country For Sale sign.

Services, District Council and Tenure

Oil Central Heating, Mains Water, Private Drainage via Septic Tank.

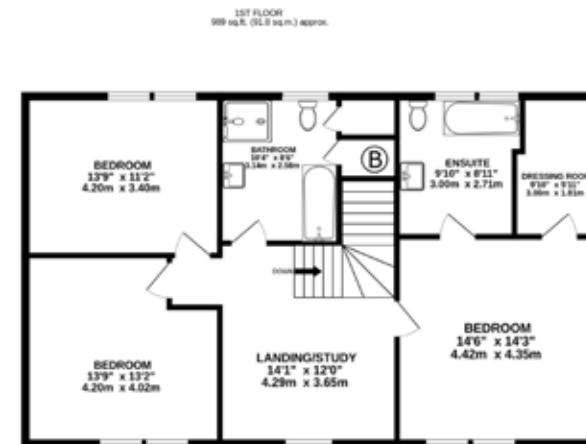
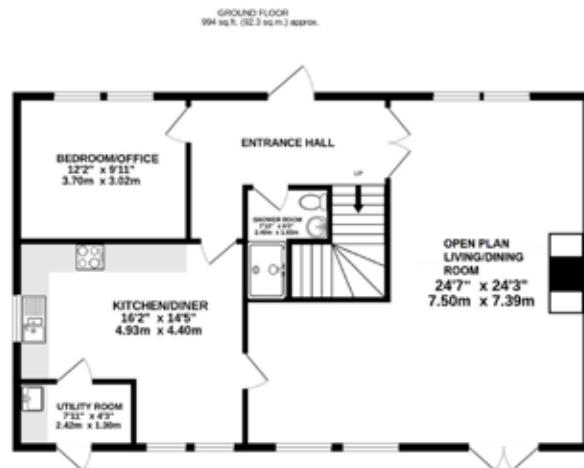
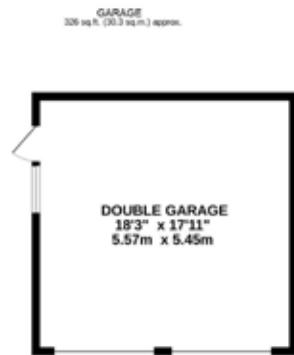
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King's Lynn & West Norfolk Borough Council - Council Tax Band F
Freehold



TOTAL FLOOR AREA: 1,983 sq.ft. (184.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lowest running costs. | | |
| (A) A | | |
| (B) B | | |
| (C) C | 70 | 80 |
| (D) D | | |
| (E) E | | |
| (F) F | | |
| (G) G | | |
| Joint energy efficient - higher running costs | | |
| EU Directive 2002/91/EC | | |
| England & Wales | | |
| www.hpcall.com | | |

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.





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FINE & COUNTRY

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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

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