



THE STORY OF

1 Glosthorpe Manor

Ashwicken, Norfolk

SOWERBYS



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Ashwicken, Norfolk
PE32 1NB

Extended Three Bedroom Semi-Detached Home

Approximately 1,200Sq.Ft of Accommodation

Principal Bedroom with En-Suite Shower Room

Sitting Room, Separate Dining
Room and Conservatory

Modern Fitted Kitchen with
Adjoining Utility Room

Highly Efficient Air Source Heating System

Solar PV and EV Charging Point Installed

Levelled, Enclosed and Child-
Friendly Rear Garden

Generous Driveway Parking and Attached Garage

Peaceful Village Setting with
Green Outlook to the Rear

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Tucked away within the peaceful village setting of Ashwicken, 1 Glosthorpe Manor is a bright and welcoming three-bedroom home where countryside outlooks, generous living space and thoughtful modern improvements come together beautifully.

Inside, the accommodation extends to around 1,200 sq ft and has been arranged with everyday family life firmly in mind. The ground floor offers a comfortable sitting room, separate dining room, modern fitted kitchen and a particularly useful utility room. To the rear, the conservatory has become one of the most enjoyed parts of the house, providing a light-filled place to sit, work or simply enjoy the garden throughout the seasons.

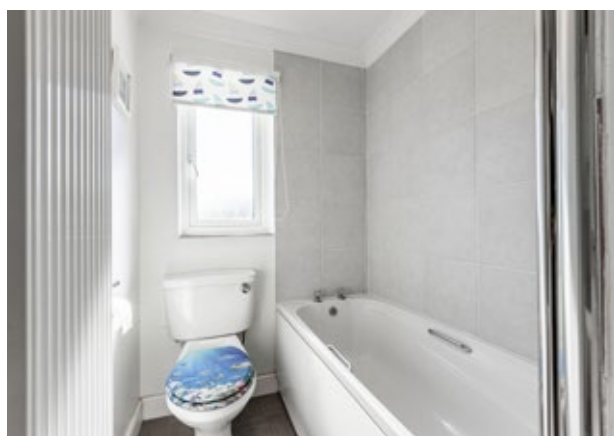
Upstairs are three bedrooms, including a principal bedroom with its own en-suite shower room, alongside a family bathroom. Perhaps the most memorable outlook is from the smallest bedroom, where the view stretches across the green space beyond.

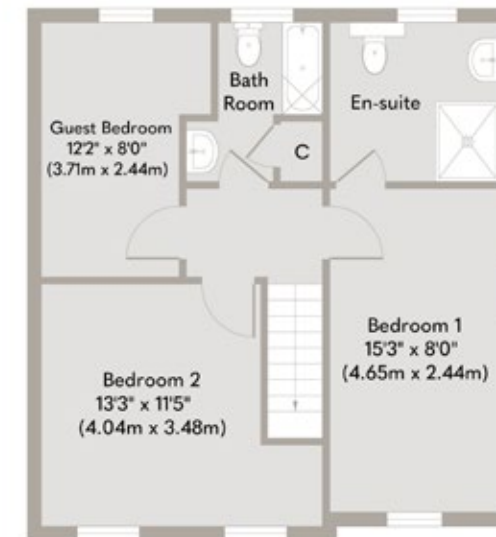
During the current owners' six years here, the property has benefited from some important improvements. An air source heat pump and solar panels have been installed, while connection to mains drainage has also been completed. At the same time, the rear garden has been levelled and made considerably more usable, creating a practical and child-friendly outside space that encourages life to spill outdoors.

To the front, the property enjoys a generous driveway providing parking for several vehicles together with an attached garage and convenient EV charger. To the rear, the enclosed garden offers a private place to relax, play and entertain, complemented by the open green outlook that first drew the owners to the setting.

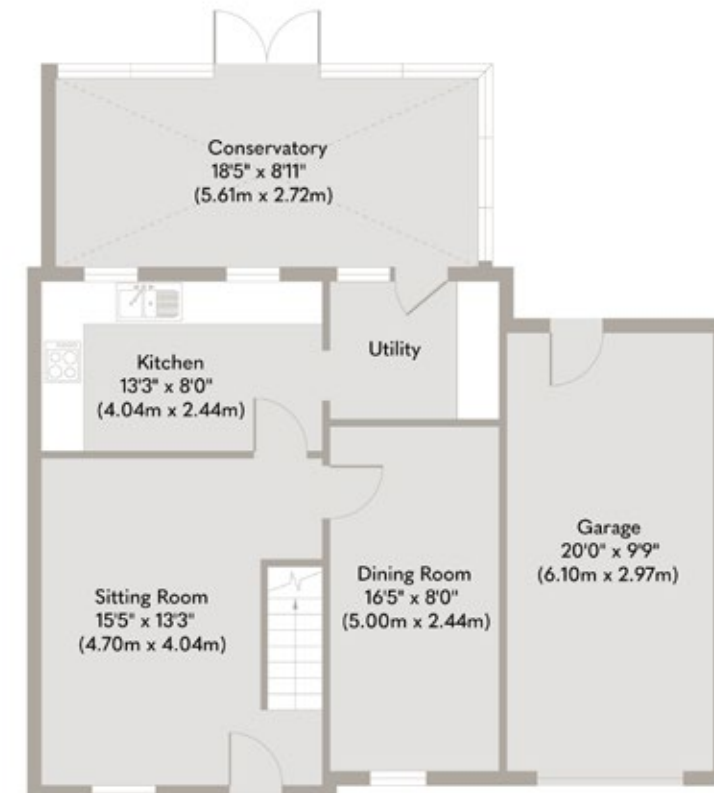
For those who enjoy the outdoors, the surrounding countryside offers plenty of opportunity for local walks, with woodland nearby and the wider landscapes of Sandringham within easy reach. The coast is also comfortably accessible, making this a home that balances rural village life with connections to some of West and North Norfolk's best-loved places.

Viewing is highly recommended to appreciate both the accommodation and the unexpectedly private setting.





First Floor
Approximate Floor Area
507 sq. ft
(47.10 sq. m)



Ground Floor
Approximate Floor Area
698 sq. ft
(64.83 sq. m)

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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Ashwicken

A SCENIC AND
QUIET VILLAGE

Ashwicken is a charming Norfolk village offering a peaceful rural lifestyle within easy reach of nearby towns and the wider Norfolk region. Located approximately 8 miles north-west of King's Lynn and 11 miles south-east of Fakenham, it provides a quiet countryside setting with excellent access to amenities, schools and leisure destinations.

The village is small and largely residential, with surrounding farmland and open spaces creating ideal opportunities for walking, cycling and countryside exploration. Its location places it within easy reach of local shopping, cafés, pubs and services in King's Lynn and Fakenham, where you'll find supermarkets, boutique shops, independent cafés and restaurants, as well as cultural attractions, leisure facilities and schools.

For families, the surrounding area offers a selection of primary and secondary schools, while community and recreational activities are available in neighbouring villages. Outdoor pursuits are abundant, with scenic lanes, footpaths and nearby nature reserves ideal for exploring, running or horse riding.

Ashwicken's lifestyle combines tranquil rural living with practical accessibility, allowing residents to enjoy the space and calm of the Norfolk countryside while remaining well connected to town, coast and city.



Note from the Vendor



"We love how peaceful and private it is, with friendly neighbours. It's out of town but still close to amenities and the hospital."



SERVICES CONNECTED

Mains water, electricity and drainage. Heating via air source heat pump.
Solar PV and EV Charger.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

B. Ref:- 0595-3065-7201-0286-9200.

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: ///name.requiring.breached

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SOWERBYS

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