



THE STORY OF
Peewit Hill
Castle Rising, Norfolk

SOWERBYS



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Peewit Hill

Castle Rising, Norfolk
PE31 6AA

Bespoke, Highly Specified Home

Traditional Norfolk Carrstone and Brick Façade

Expansive Open-Plan Kitchen/Living Space

Delightful Sitting Room with Feature Fireplace

Three/Four Generous Bedrooms

Luxurious Principal Suite with
Dressing Room and En-Suite

Beautifully Landscaped Gardens
and Stone Terrace

Double Carport with Additional Storage Above

Popular Historic Village Location

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Positioned in an iconic location, on the periphery of the historic village of Castle Rising, Peewit Hill is a distinguished residence of exceptional quality, designed and constructed just 15 years ago as a bespoke commission for its current owners. Built by skilled local craftsmen, this remarkable home seamlessly blends traditional materials with refined modern comforts, creating a truly timeless and elegant living environment.

Beyond its striking façade of Norfolk carrstone and brick, the interior unfolds with generous proportions and an inviting ambience. The open-plan kitchen/living space is undoubtedly the heart of the home, where natural light cascades through french doors, inviting the outside in and offering a seamless connection to the beautifully landscaped gardens.

The sitting room, with its exposed timber beams and feature fireplace, exudes warmth and character, creating the perfect space to unwind. The formal dining hall is the perfect space for larger gatherings with family and friends. A dedicated study/fourth bedroom, and a well-appointed utility room complete the ground floor, balancing practicality with understated luxury.

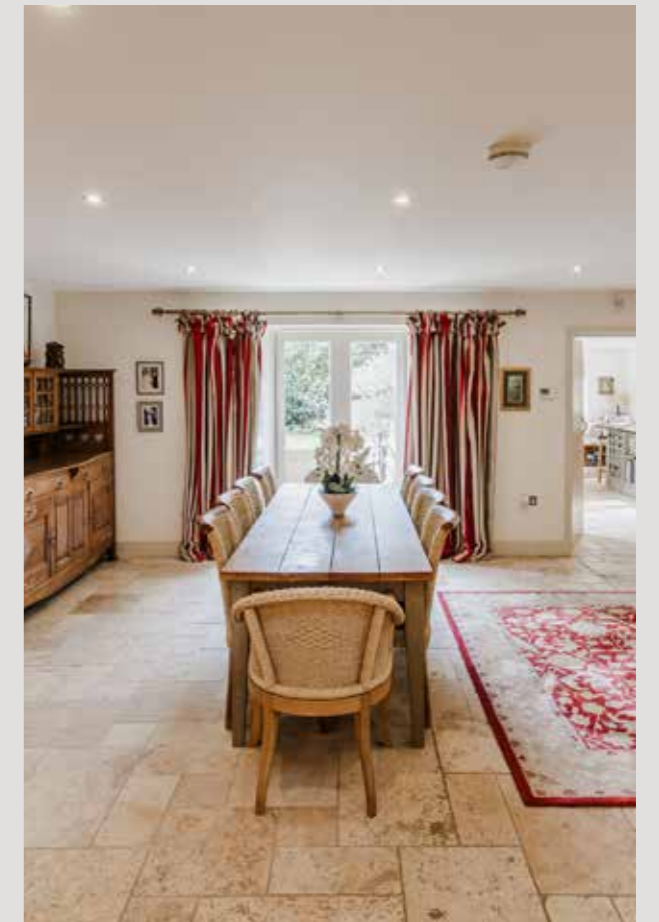
Upstairs, the three well-proportioned bedrooms continue the theme of space and comfort. The principal suite is a true retreat, featuring a dressing room and elegant en-suite. A second bedroom also benefits from en-suite facilities, while the remaining rooms share a beautifully appointed family bathroom.

The craftsmanship throughout is evident, with bespoke joinery and high-quality finishes ensuring a home that has been built to stand the test of time.





Our favourite spot in the house is the kitchen/living area where we watch a variety of different birds on the feeder.



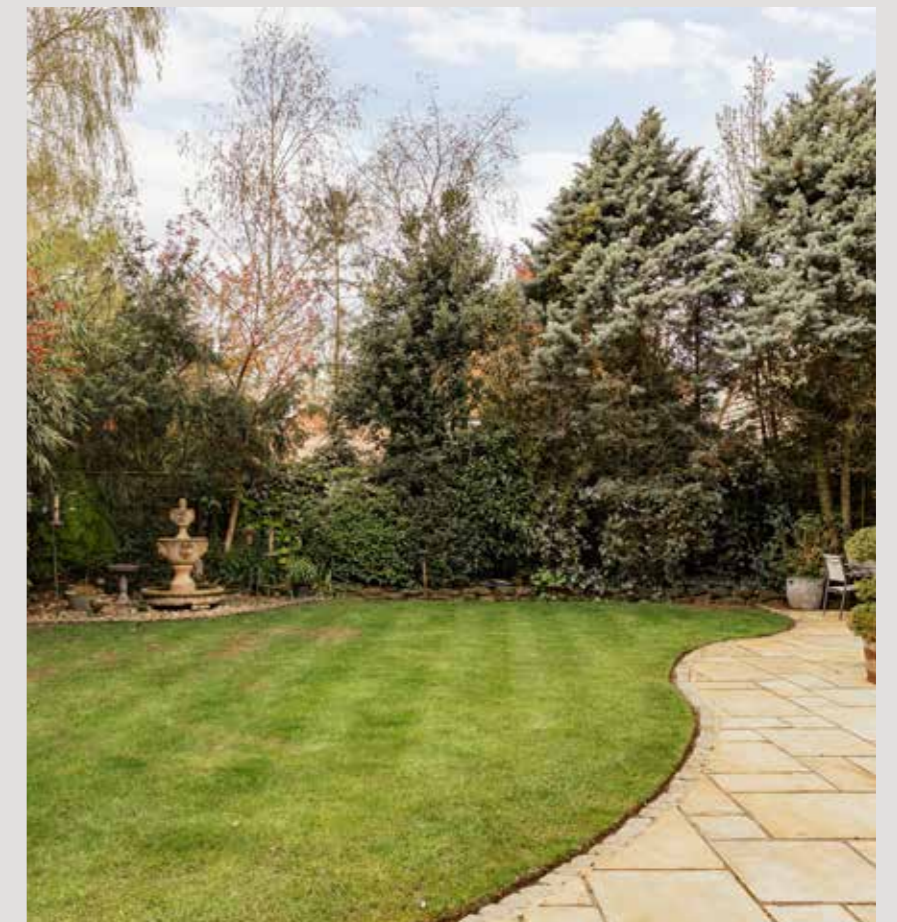


Outside, the expansive wavy stone terrace creates a striking and picturesque setting for alfresco dining, seamlessly blending with the surrounding landscape. Overlooking manicured lawns, mature planting, and beautifully curated shrubbery, this enchanting space is perfect for entertaining, relaxing with a morning coffee, or simply soaking in the tranquillity of the garden. The thoughtfully designed layout enhances the natural beauty of the outdoor area, offering a peaceful retreat throughout the seasons.

A double carport with additional storage above provides both practical and stylish accommodation for vehicles and equipment, ensuring ample space for everyday convenience.

Nestled within one of Norfolk's most desirable villages, Peewit Hill enjoys an enviable position, combining rural tranquillity with easy access to the stunning North Norfolk coastline, the prestigious Royal Sandringham Estate, and the historic town of King's Lynn, with its mainline rail connections to London. This is a home of rare distinction—crafted with care, designed for modern living, and perfectly placed to embrace the best of Norfolk's countryside and coast.

Our favourite place to explore nearby is Sandringham; it has lovely walks as well as a restaurant and tea room.





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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Castle Rising

A RICH HERITAGE, A VIBRANT FUTURE

Within an Area of Outstanding Natural Beauty, the historic village of Castle Rising boasts a wealth of history, including one of England's most famous 12th-century castles, with its keep among the finest surviving examples. The village also offers a tea room, dentist, dress shop, and pub, all just on the outskirts of King's Lynn.

Perched on the River Ouse, King's Lynn has been a centre of trade and industry since the Middle Ages, with its rich history reflected in the many beautiful buildings lining the historic quarter. King Street, once known as 'Stockfish Row' for its fish merchants, features a listed building every 26ft, earning praise from Sir John Betjeman as one of England's finest walks.

With Cambridge, Peterborough, and Norwich all within an hour's drive and a direct rail link to London King's Cross in just 1 hour 40 minutes, King's Lynn continues to attract professionals seeking an easy commute. The town offers a mix of high street retailers, independent restaurants, and cultural attractions, including The Majestic Cinema, Alive Corn Exchange, and St George's Guildhall, the UK's largest surviving medieval guildhall.

To the west, a stunning cluster of Georgian architecture surrounds The Walks, a Grade II listed 17-hectare park, once a favourite for elegant promenades. Families still enjoy weekend strolls and Sunday concerts, while The Red Mount, once a stop for pilgrims heading to Our Lady of Walsingham, offers breathtaking elevated views.



Note from the Vendor



"Having lived in the area since 1963 I can safely say it hasn't changed much at all."



SERVICES CONNECTED

Mains electricity and water. Drainage to septic tank. Gas fired central heating with underfloor heating to ground floor.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

B. Ref: 8700-4142-0222-3428-3253

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: ///pupils.forwarded.punch

AGENTS NOTE

We are aware that several trees within the curtilage of the property are subject to Tree Preservation Orders (TPO's)

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

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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