



Woodland Mushrooms
Greatmans Way | Stoke Ferry | Norfolk | PE33 9SZ

EQUESTRIAN ESCAPE



Set within expansive, well-tended grounds and positioned to take full advantage of the surrounding countryside, this property presents an outstanding lifestyle opportunity for those seeking both rural comfort and equestrian facilities.

Blending thoughtful modern upgrades with a practical single-storey layout, the home offers immediate liveability along with remarkable outdoor spaces.

Perfect for anyone eager to enjoy Norfolk's natural beauty alongside the benefits of their own land and stables.



KEY FEATURES

- A Detached Single Storey Bungalow on a Quiet No Through Road Location
- Three Bedrooms with Natural Light and Attractive Outlooks
- Spacious Living Room Featuring Brick Fireplace and Wood Burner
- Updated Kitchen/Diner with Dual Aspect Views
- Utility Room and Conservatory with Direct Garden Access
- Modern PVC Double Glazing Installed
- Separate Gated Access to Paddocks and Outbuildings
- Large 28 ft. Timber Garage/Workshop, Stabling & Feed/Tack Rooms
- Approximately 2 acres of Land including Well-Fenced Paddocks and a Field Shelter
- The Accommodation extends to 1,165sq.ft
- Energy Rating: F

An opportunity to acquire a sound and ready-to-move-into property with scope for continued equestrian or smallholding use and further personalisation. With both internal and external improvements complete, the home offers the rare benefit of immediate usability as well as long-term potential. When asked what first drew them to the property, the owners said, "The land for our horses, the ability to keep them at home, and views from the kitchen and main bedroom." Built in 1985 on a former mushroom farm, the property's setting speaks to Norfolk's agricultural heritage, the site formerly hosting polytunnels and supporting commercial mushroom cultivation, hence its distinctive name.

Improvement & Refinements

Under the current ownership, Woodland Mushrooms has undergone a well-thought-out transformation focused on elevating both its comfort and usability for country living. Shortly after moving in, the owner set about creating a true equestrian haven, installing a professionally constructed 40x20 metre sand and fibre ménage, which gained full planning consent in 2021. "I've erected three more stables on skids as the two existing stables were pony stables and so too small. They now make ideal feed rooms and tack rooms for the horses," the owner said. Indoors, the flooring in the living room and hall was replaced with contemporary flooring, and each room was completely repainted, resulting in crisp, fresh spaces that provide a welcoming atmosphere. During the current owner's tenure, many improvements have brought the property up to a modern standard for rural living but a number of significant upgrades, such as PVC double-glazing and installation of a new boiler, were completed prior to their ownership and continue to enhance the house's comfort and energy efficiency today.





KEY FEATURES

Alongside these valuable additions, the conservatory, which was already here provides enjoyment of the garden no matter the weather – further contributing to the inviting feel and year-round appeal of the home. Externally, thoughtful enhancements to fencing, gates, and outbuildings now support daily horse care and storage needs with ease, making the property a standout option for anyone looking to embrace equestrian or smallholding life in Norfolk.

So Much To Offer

“Being able to see the horses from the kitchen and bedroom, as well as ride in Thetford Forest at weekends,” the owner noted, describing the lifestyle appeal. Expansive outdoor areas, a smartly landscaped approach, and mature gardens to front and rear make the home both practical and picturesque. Upon entering through a glazed porch, visitors find a welcoming entrance hall tiled underfoot and equipped with a practical airing cupboard. The hallway leads left to three well-lit bedrooms and a modern family bathroom. Branching right, the inviting living room stands out with its dual aspect windows and central brick fireplace fitted for a wood burner. The kitchen/dining room is L-shaped and offers dual views to both front and rear; it features recently upgraded units and ample space for dining, with direct access to a utility room and a conservatory that connects to the rear garden. All accommodation lies conveniently on the ground floor, with no internal staircase or separate upstairs space, ideal for buyers seeking single-level living. A blend of light-filled rooms, rural privacy and equestrian amenities set this property apart.

The Outside

Standing on just over two acres, the property’s front faces open fields, enclosed by post and rail fencing and defined by a large shingled driveway offering ample parking and access to the spacious 28 ft. timber garage/workshop. Lawned gardens and vegetable plots provide colour and productivity, while a pedestrian gate leads to carefully fenced paddocks, stables, hay store, tack/utility room and greenhouse. The recently installed ménage and improved field fencing ensure secure and versatile equestrian handling, while outbuildings deliver robust storage and workshop capability. A separate shared driveway to the rear grants straightforward access for vehicles and supplies.

































INFORMATION



Services, District Council and Tenure

Oil Central Heating, Mains Water, Private Drainage via Septic Tank
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 and West Norfolk District Council - Council Tax Band C
Freehold

On The Doorstep

"We love the village as it's so close to the River Wissey with miles of bridleways," the owner remarked. The riverside location means scenic walks, birdwatching and cycling opportunities are right on the doorstep, with nature reserves and country parks nearby. And with its location beside the Wissey, Stoke Ferry is a lively and welcoming village, noted for its mix of period buildings, conservation area and its historic river crossing, and offering numerous walking and cycling routes on the "Fen Edge", which marks where the wet fenlands transition into higher, drier land. Located in Lynn Road, The Blue Bell is a lively, community-owned pub-cafe that's become a social hub since locals bought and refurbished it in 2021. It serves food throughout the week, from breakfasts to Sunday roasts, and you'll often find residents gathering for events or casual drinks. The village provides essential shopping: there's a well-stocked hardware and DIY store, and a SPAR convenience store at Whittington Garage stocks everyday groceries, drinks and household essentials. Health needs are covered by Boughton Surgery which serves Stoke Ferry and accepts new patients. In addition, there is a mobile post office and a hairdresser in the village, plus two takeaway shops and a number of other small independent businesses. Further local amenities include All Saints Academy school for ages four to eleven, the village hall, an active local history society and regular community events and walking groups.

How Far Is It To?

Downham Market, with its mainline railway station providing links to King's Lynn, Cambridge and London, is just 7.5 miles away – typically a thirteen-minute drive. For a wider selection of shops, supermarkets, and cultural amenities, King's Lynn lies approximately 15 miles to the north-west and can be reached by car in around 25 minutes. Swaffham is another nearby market town, located roughly 11 miles away, while the cathedral city of Norwich is situated approximately 45 miles to the east and offers a vibrant arts scene, also providing access to airport connections via its international airport. The renowned university city of Cambridge, around 38 miles distant, offers further direct train routes and a wealth of cultural and historical attractions. For coastal escapes, Wells-next-the-Sea and the scenic North Norfolk coast can be reached in less than an hour by car, making Woodland Mushrooms perfectly placed for both countryside retreats and city visits.

Directions

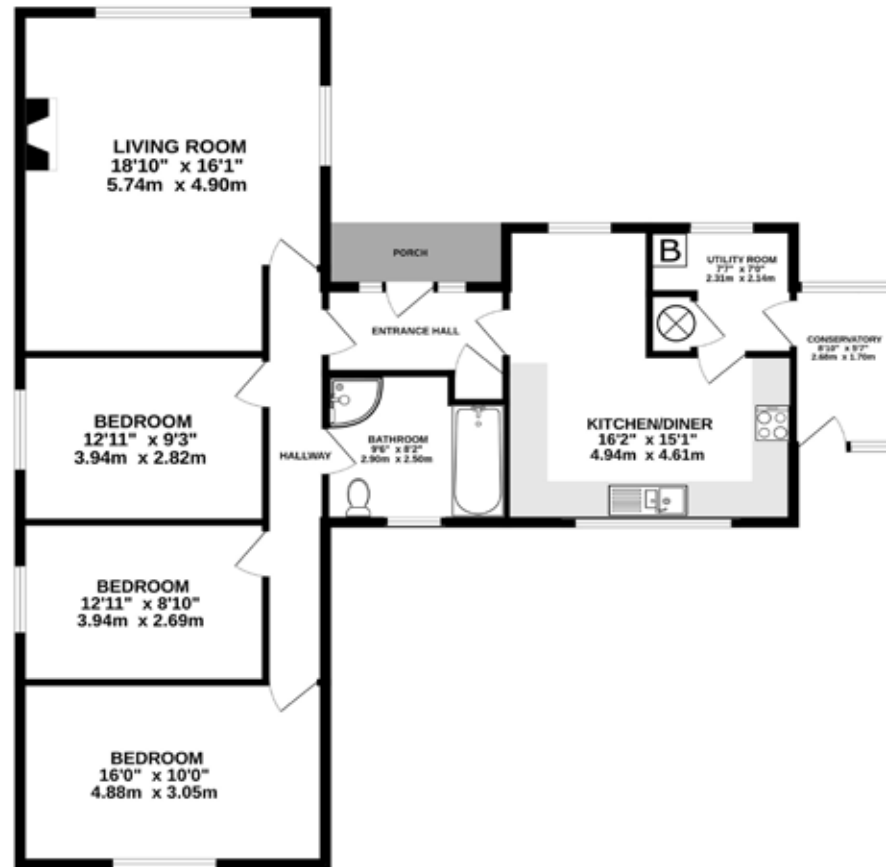
From King's Lynn, take the A134 towards Downham Market. Continue through Shouldham and eventually into the centre of Stoke Ferry. Turn left just before High Street onto Oxborough Road, then right onto Greatmans Way. Proceed until the property, identified by a Fine & Country For Sale Board, appears on the left.

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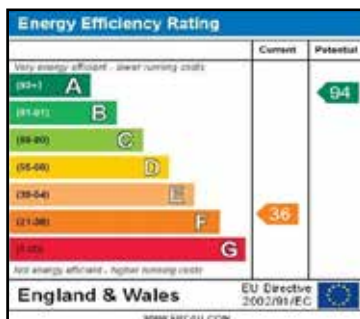
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GROUND FLOOR
1165 sq.ft. (108.2 sq.m.) approx.



TOTAL FLOOR AREA : 1165 sq.ft. (108.2 sq.m.) approx.

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Fine & Country Fakenham
1 Bridge Street, Fakenham, NR21 9AG
01328 854190 | fakenham@fineandcountry.com

