



York House
101 Croft Road | Upwell | Norfolk | PE14 9HQ

STABLES AND OPEN SKIES



This wonderful, spacious detached five-bedroom family home sits on the edge of a well-served Fenland village. It stands in just over 4 acres, with an American style barn, floodlit manège and level post and rail paddocks lying immediately beyond its gardens.



KEY FEATURES

- A Spacious Detached Family Home with just over 4 acres (stms) in Upwell
- Five Bedrooms (One with En Suite), Family Bathroom and Ground Floor Wet Room
- Kitchen/Dining Room with Log Burner and Rangemaster Cooker
- Living Room with Open Fireplace, Study and Large Utility Room
- Conservatory opening to Lawned Rear Garden with Mature Trees
- American Style Barn with Seven Monarch Stables
- Floodlit 40m x 20m Manège and Four Bay Horse Walker
- Post and Rail Paddocks with Water and Electric Fencing
- Walking Track to Each Gated Paddock
- Insulated Cedar Clad Tack Room, Storage and Workshop
- Gated Gravel Drive with Ample Parking and Turning Space
- The Accommodation extends to 2,208 sq.ft
- Energy Rating: E

Few opportunities exist to buy such an impeccably presented family house complete with a superbly maintained and fully equipped equestrian yard on a single, level holding of this size, with the bonus that it is within walking distance of the village school and shop.

Love At First Sight

"Our first impression of our beautiful home was of the large rooms, and of the kitchen as the focal point," the owners said when asked what first drew them to the property. York House is a detached residence believed to date from the late 19th century and extended in the 1940s. Four of its former owners have called at the house to say how happy they were living here, and that they wished they still did. "It says a lot that they took the time to knock on our door to tell us," the owners said.

Room By Room

A generous tiled hall, with stairs rising and the former pantry behind them as a store, opens to a living room set around an open fireplace with a cast iron grate and wood surround, beneath a wide bay window to the front. Across the hall a study provides a quiet home office, with a fully tiled wet room beyond it suitable for a person with limited mobility. To the rear of the hall is a spacious utility room. The kitchen and dining room is without question the heart of the house, with solid oak units, granite worksurfaces, a Belfast sink, a Rangemaster and a log burner on a slate hearth. "It's a perfect layout, allowing us all to sit chatting while the cooking is done," the owners said, describing a room that is capable of taking an eight-place table at Christmas "with still plenty of room to walk around." An archway leads to the conservatory and French doors to the patio.

Upstairs, a part galleried landing serves four doubles and a single. The largest of them is a generously proportioned, while a second has its own shower room with a rain shower, and the remaining two with the family bathroom off the landing. The fifth has found a new purpose. "Even that has become a lovely baby room as we have a new addition," the owners said.





KEY FEATURES

Improvements & Refinements

Most of the owners' work has gone into the yard and the land. Since buying the property in 2019, the post and rail fencing has been renewed and replaced where necessary and electric fencing added, and the horse walker topped with newly laid rubber crumb. LED floodlighting was installed over the manège, with further LED lights across the yard and down the fields. The two shipping containers behind the barn were insulated, plaster boarded, wired, plumbed and clad in cedar waney edged timber, a job the owners described as "their COVID project." The exterior of the house has also been repainted.

So Much To Offer

What sets the property apart is how completely house, yard and land flow together as one holding, so a horse can be fed, worked and turned out without a road to contend with. That closeness has made for memorable family moments, among them "wonderful sweet memories of delivering our first foal and watching her grow, which was amazing for me and my grandchild to have experienced," the owners said.

Favourite Spaces

Asked which spaces they have enjoyed most, the owners looked outdoors. "We have had the best time of our lives out there, keeping the fields maintained, having chickens and even a workshop for my hobbies," they said. The stable block, the horse walker and the manège together make what they called "a go to place" for a growing family of horse lovers.

The Outside

The approach from Croft Road is onto a gravelled drive behind wrought iron railings, which provides ample parking and turning space for several vehicles, with room for a horse box or trailer. The rear garden is mainly lawn with mature trees and a paved patio off the conservatory. Two timber sheds, a car port, a chicken coop and a second gated garden lie close by. Five bar gates open to the equestrian facilities. The American style barn of approximately 45'3" x 33'11" is steel framed and timber clad, with power, light, water and CCTV, and houses seven Monarch stables, six of them 12' x 12' and one 12' x 8'5", two with split pony doors and all matted. Alongside sit a four bay horse walker on a rubber crumb trackway, a floodlit manège of about 40m x 20m and two 20ft cedar clad containers serving as tack room and store.

Beyond lies level pastureland enclosed by post and rail fencing, hedging and trees. "In total there are 4 acres of post and rail paddocks," the owners said, with "8 paddocks which can be opened out into two larger areas," a walking track to each gated field and electric tape throughout. Mains water is provided at the barn, the workshop and the first paddock, with a hose run to the other paddocks.

































INFORMATION



On The Doorstep

Upwell is a long, river-fronted village along Well Creek, the old course of the River Nene, its conservation area which includes 34 listed buildings and the Grade I listed Church of St Peter. Everyday needs are within walking distance: Upwell Academy, a primary school for ages 4 to 11, a post office, a shop, a fish and chip shop and Upwell Health Centre. The Globe Inn stands on School Road with riverside moorings, and the Crown Lodge Hotel is a short drive away at Outwell. The flat droves of the Fens make for easy walking and cycling, with WWT Welney and its wintering swans to the south. Community life is busy with many activities on offer, crafts, keep fit, cycling clubs, art classes, walking and gardening groups welcoming everyone who wants to join in and a neighbourhood WhatsApp group keeps an eye out for anyone in need. "It's a great community of caring people helping others where needed," Wisbech, 8.5 miles to the north west, adds supermarkets, the Hudson Leisure Centre and its 25-metre pool, the Angles Theatre, a museum and secondary schooling at Thomas Clarkson Academy and Wisbech Grammar School.

How Far Is It To?

Downham Market is 9 miles to the east, around 15 minutes away, and its station on the Fen Line provides direct Great Northern services to Cambridge and to London King's Cross in about 1 hour 30 minutes. March is 12 miles to the west, where a regular train service runs to Peterborough, Ely, Cambridge and Ipswich, as well as direct to Stansted Airport and Birmingham New Street. Ely is around 16 miles to the south, while King's Lynn, with its shopping, leisure and further rail connections, is 21 miles to the north at around 31 minutes, and Peterborough, on the East Coast Main Line with a fast service into London, is 28 miles west, roughly 44 minutes. Cambridge lies around 32 miles to the south. For the coast, Hunstanton and the celebrated north Norfolk coastline are about 36 miles north, some 49 minutes by car, with Brancaster, Holkham and Wells-next-the-Sea beyond. Norwich, with its cathedral, theatres and airport, is 53 miles east, approximately 1 hour and 16 minutes away. The A1101 runs through the village, meeting the A1122 at Outwell for Downham Market and the A10, and the A47 at Wisbech.

Directions

From King's Lynn follow the A148 and join the A47, signposted to Wisbech. Continue on the A47 for approximately 14 miles, and at the roundabout take the first exit onto the A1101 as signposted to Ely. Follow the A1101 for 6.6 miles, then take the right turn into Croft Road/B1098. York House will be found on the right-hand side after 0.3 miles, as identified by a Fine & Country For Sale board.

Services, District Council and Freehold Tenure

Oil-Fired Central Heating, Mains Electricity, Mains Water, Private Drainage

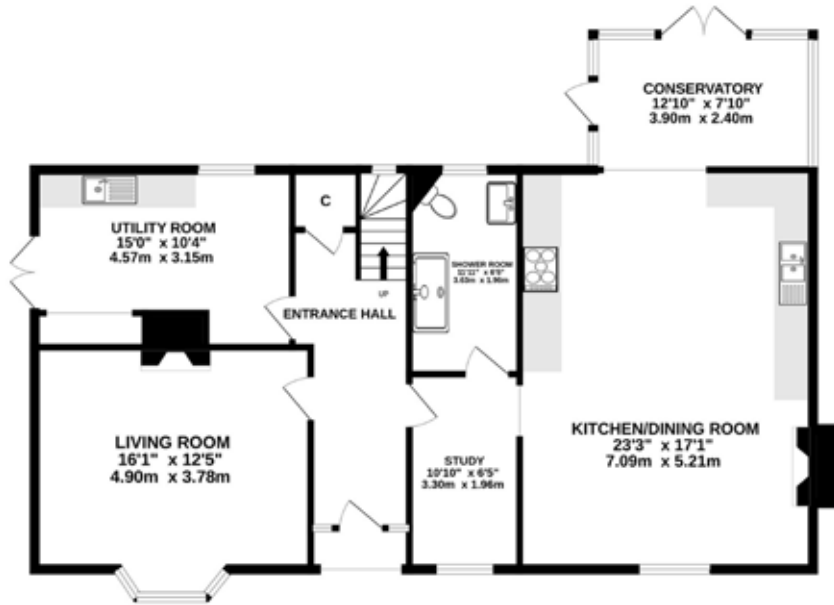
Broadband Available - please see www.openreach.com/fibre-checker

Mobile Phone Reception - varies depending on network provider - see www.checker.ofcom.org.uk

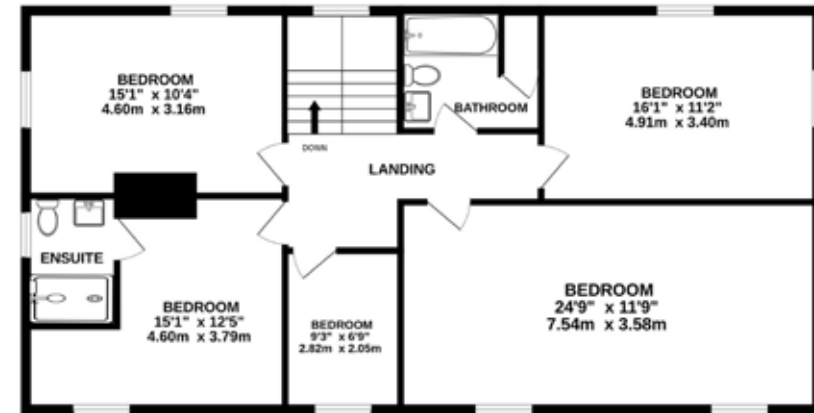
Borough Council of King's Lynn and West Norfolk – Council Tax Band: D

Freehold

GROUND FLOOR
1146 sq.ft. (106.5 sq.m.) approx.

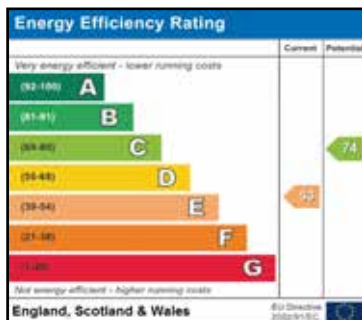


1ST FLOOR
1062 sq.ft. (98.6 sq.m.) approx.



TOTAL FLOOR AREA : 2208 sq.ft. (205.1 sq.m.) approx.

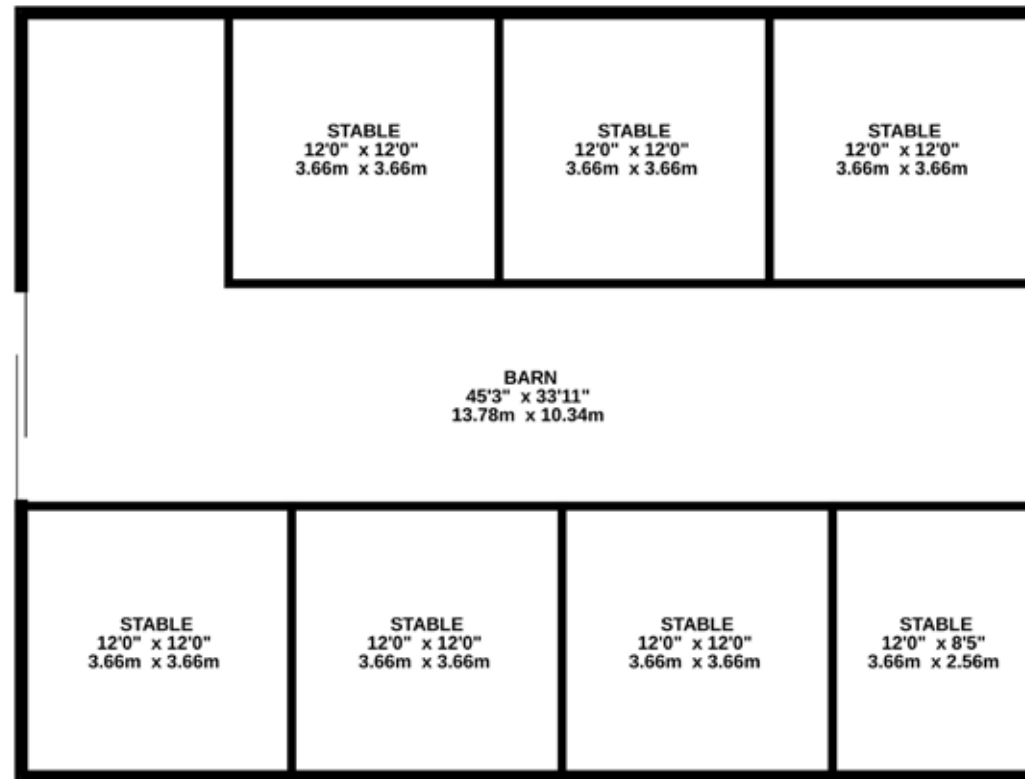
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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TOTAL FLOOR AREA : 1533 sq.ft. (142.5 sq.m.) approx.
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