



THE STORY OF

Moat House

Crimpleham, Norfolk

SOWERBYS



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Moat House

Crimpleham, Norfolk
PE33 9DX

Offered with No Onward Chain

Detached Four-Bedroom Family Home

Set Within Approximately 0.5 Acres (STMS)

Over 2,300 Sq. Ft. of Accommodation

Air-Conditioned Conservatory
Overlooking the Gardens

Generous Kitchen with Adjoining Dining Room

Spacious Sitting Room Ideal for Entertaining

Solar PV Panels Improving Energy Efficiency

Extensive, Mature and Private Gardens

Double Garage with Ample Driveway Parking

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Set within approximately 0.5 acres (STMS) of beautifully established grounds, Moat House is a distinguished four-bedroom detached residence offering an exceptional blend of space, versatility, and rural tranquillity. Positioned within the sought-after village of Crimplesham, this impressive home provides over 2,300 sq. ft. of internal and ancillary accommodation, perfectly suited to modern family living while embracing its idyllic countryside setting.

At the heart of the home lies a generous kitchen, thoughtfully arranged to connect seamlessly with the dining room and conservatory, creating a sociable layout ideal for both everyday living and entertaining. The spacious reception room is equally impressive, offering a welcoming atmosphere and direct access to the conservatory. A particular feature of the property is the air-conditioned conservatory, allowing for comfortable year-round use while enjoying views across the surrounding gardens.

Upstairs, four well-proportioned bedrooms are arranged around a bright and airy landing. The principal bedroom benefits from its own en-suite facilities, while the remaining bedrooms are served by a spacious family bathroom, providing excellent flexibility for families and guests alike.

Outside, the property truly comes into its own. The mature and private grounds are a defining feature, offering an attractive setting for outdoor living, gardening, and relaxation. A range of outbuildings, including a summerhouse, greenhouse and multiple sheds, provide excellent versatility for storage, hobbies, or lifestyle use. Further enhancing the home's appeal are solar PV panels, helping to improve energy efficiency and reduce running costs. A double garage and expansive gated driveway complete the property, providing ample parking for multiple vehicles.



Character, comfort and
countryside living in
equal measure.





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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Crimplesham

A PICTURESQUE VILLAGE STEEPED IN HISTORY AND RURAL CHARM.

Dating back many centuries and set within the peaceful Norfolk countryside, Crimplesham is a small and attractive village situated close to the River Great Ouse and the historic market towns of Downham Market and King's Lynn. With its rural character, open farmland and strong sense of community, the village offers a quieter pace of life while remaining well connected to the wider amenities of West Norfolk.

Life in Crimplesham centres around its welcoming village atmosphere and surrounding countryside. The village is home to the historic St Mary's Church and the distinguished Crimplesham Hall, landmarks that reflect the area's long history and serves as focal points for local heritage. Residents enjoy the tranquillity of village living, with nearby footpaths and country lanes providing opportunities for walking, cycling and enjoying the natural beauty of the Farmland landscape.

Despite its peaceful setting, Crimplesham enjoys easy access to nearby amenities. Downham Market offers shops, cafés, restaurants and a traditional weekly market, while King's Lynn provides a wider range of shopping and leisure facilities. Combining character, history and a strong sense of community, Crimplesham provides an idyllic setting for those seeking the tranquillity of village life with convenient access to local amenities and transport services directly to Cambridge and London Kings Cross.



Note from the Vendor



“The conservatory overlooking the garden is our favourite spot, and it's been a wonderful family home.”



SERVICES CONNECTED

Mains electricity, water and drainage. Oil fired central heating. The property also benefits from solar PV panels.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

D. Ref:- 2653-3055-4201-6835-0204

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: ///succumbs.shot.says

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SOWERBYS

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