



- A Multi-Generational Living Equestrian Property, Set in Approx. Six Acres.
- Four Bedroom Detached Period Cottage and a Detached Three Bedroom Annexe
- Good Range of Equestrian Facilities inc. Four Stables, Tack Room, Barn, Paddock Grazing and Manège
  - Gym/Garden Room/Office ● Ample Vehicle Parking
  - Rural Yet Accessible Location
  - No Upward Chain

REF AR8590

## GENERAL AND SITUATION

Approximate Distances:

Downham Market 3.5 miles • Ely 11 miles • King's Lynn 13 miles  
Wisbech 15 miles • Cambridge 37 miles

Prestbury House is a striking multigenerational equestrian residence, blending heritage charm, contemporary comfort, and a beautifully considered equestrian layout with direct access to miles of open countryside hacking. This rare rural retreat offers independence for multiple generations, superb facilities for horse owners, and a peaceful lifestyle within easy reach of Downham Market, Ely, King's Lynn, and Cambridge.

The main farmhouse, built in c.1911 using traditional construction, retains the character of its period origins while offering practical family living. A single storey rear extension added in 2000 creates a flexible ground floor suite ideal for extended family, guests or dependent relatives, complete with its own ensuite. The remainder of the house provides a warm and inviting flow of reception rooms, a refitted kitchen, and three first floor bedrooms with far reaching outlooks. In addition to its existing layout, the property also benefits from a full design pack with approved town planning permission providing the option to reconfigure the main house into a modern executive style residence, including a striking rear balcony designed to maximise the beautiful open countryside views.

The beautifully designed three bedroom detached annexe, completed in 2022, delivers a refined modern living experience with a high specification kitchen, generous living spaces, and underfloor heating throughout the entire ground floor. With its own entrance, garden, and parking, it offers complete independence for extended family or visiting guests.

The West Norfolk village of Stow Bridge is not far from the Cambridgeshire border and benefits from a popular butcher and farm shop with café, a pub, village hall, hairdressers, and a country store. Downham Market is one of Norfolk's oldest market towns and offers a wider range of shops and amenities, a busy market on Fridays and Saturday, and a main line railway station with trains to London Kings Cross.

## PRESTBURY HOUSE

A four bedroom period property benefitting from uPVC double glazing and electric storage heating, with provision in place for smart electric heaters or split units. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes.

The **Entrance Hall** has tiled flooring and stairs rising to the **First Floor**. The **First Reception Room** has a log burning stove set into a chimney breast recess and a useful understairs storage cupboard and front aspect window. An archway leads through into the **Second Reception Room**, also with a front facing window and a log burning stove.

The **Kitchen**, which has a range of contemporary wall and base units with work surfaces above, sink with mixer tap, space for an Aga style cooker (which is currently in-situ and may be available by separate negotiation), space and plumbing for a washing machine, and space for an American style fridge freezer. There is tiled flooring and a side aspect window.





Off the kitchen is an **Inner Lobby**, which has continuation of the tiled flooring, window to side and a **Cloakroom** with WC and wash hand basin, airing cupboard and tiled flooring, and a **Side Entrance** with tiled flooring.

To the rear of the **Lobby** a **Sitting Room** has double doors out to the garden, a window and a brick fireplace with a log-effect electric burner on a brick hearth with wooden mantle. Off this room is a **Downstairs Bedroom**, with a rear facing window, fitted wardrobes and an **Ensuite Bathroom** with a jacuzzi style bath with shower over and shower screen, wash hand basin and WC, with part tiled walls, laminate flooring, heated towel rail, side window, and plumbing for a washing machine. This area offers potential for use as a **Ground Floor Suite**.

To the **First Floor** the **Landing** has a fitted cupboard and leads to **Three Bedrooms**. **Two Larger Bedrooms** are to the front of the property, both with fitted cupboards. The **Third Bedroom** has a rear facing window, access to loft space above and an airing cupboard.

Completing the first floor accommodation is a **Shower Room**, with a shower cubicle, wash hand basin and WC, with laminate flooring, part tiled walls and a side aspect window.



### PRESTBURY ANNEXE

A modern three bedroom property benefitting from uPVC double glazing, smart electric heaters to the first floor and underfloor heating throughout the ground floor. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes.



The **Entrance Hall** which has tiled flooring, stairs to the first floor and a **Cloakroom** with a wash hand basin in vanity unit, WC, window and tiled flooring.

The **Kitchen/Dining Room** is fitted with a range of contemporary wall and base units with work surfaces above. There are a good range of integrated appliances comprising two slide and glide electric ovens, electric halogen hob, microwave, wine cooler and dishwasher, as well as space for an American fridge freezer, a sink unit with mixer tap, tiled flooring, window and useful walk-in **Pantry**.

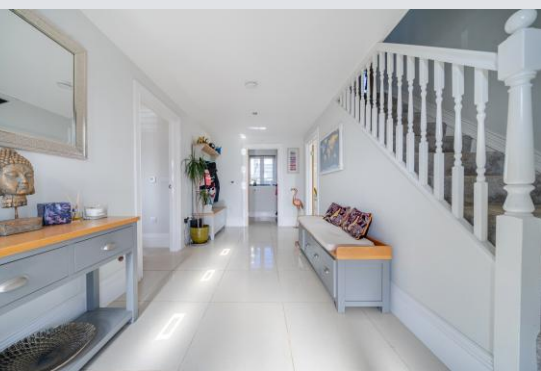
The **Utility** has further matching wall and base units, space and plumbing for a washing machine, and tumble drier, a continuation of the tiled flooring, a window and a **Store Room** located off.

A spacious light and airy **Sitting Room** has bi-fold doors leading out to the patio and gardens beyond, dual aspect windows and tiled flooring.



To the **First Floor** the **Landing** gives access to **Three Bedrooms**. The **Principal Bedroom** has dual aspect windows and a passageway leading to a walk-in wardrobe/dressing room with fitted drawers and hanging space. The **Ensuite Shower Room** is fully tiled with a wash hand basin in vanity unit, WC and shower in cubicle.

**Bedroom Two** has dual aspect windows and an **Ensuite Shower Room** comprising wash hand basin in vanity unit, WC and shower cubicle, with tiled flooring, part tiled walls and a heated towel rail. **Bedroom Three** has a front facing window and wood-effect vinyl flooring. It is currently utilised as a **Craft Room**. Nb there are sloping ceilings to some of the first floor rooms.



## OUTSIDE, OUTBUILDINGS & LAND

Both the farmhouse and annexe enjoy private gardens, patios, and generous parking, including space for a horsebox or motorhome.

The **Equestrian Facilities** have been thoughtfully arranged to support an effortless daily routine, with a smooth stable to yard to manège flow, and immediate access from the yard onto unmade lanes that open into expansive countryside hacking.

The **Stable Block** includes four well appointed stables fitted with automatic water feeders, supported by internal and external drainage, an adjoining tack room, and a large, versatile heated room with its own WC, ideal for use as a gym, office, or garden room with independent fibre-optic connection.

A **40m x 20m Manège** with a sand and rubber surface sits directly off the yard, complemented by a **Multi Purpose Barn** equipped with power and lighting, perfectly suited for hay storage, machinery, maintenance equipment, and general agricultural use, alongside level, ring fenced **Grazing Paddocks** enclosed with post and rail and electric fencing.

**Prestbury House** offers not just a home, but a complete lifestyle estate - combining rural tranquility, multi-generational flexibility, and a superb equestrian environment, in a beautiful and accessible location.

**IN ALL APPROX. 6 ACRES  
(About 2.4 Hectares)**

## VIEWING

Strictly by appointment only with the Agents

## LOCAL AUTHORITY

BOROUGH COUNCIL OF KING'S LYNN & WEST NORFOLK

## SERVICES

MAINS ELECTRICITY, MAINS WATER, PRIVATE DRAINAGE, ELECTRIC HEATING, TELEPHONE and BROADBAND (connected and available subject to normal transfer regulations)

**TENURE** Freehold

## COUNCIL TAX BAND

Farmhouse E - Annexe A

## ENERGY RATING

Farmhouse D - Annexe C

## DIRECTIONS

From Downham Market take the A1122 towards Wisbech. Having crossed over the Great Ouse River take the next right turn onto Lady Drove. Follow Lady Drove to the T-junction with Barroway Drove and turn right. After approx. 1/3 of a mile, as the road bends to the left, turn right (straight on) onto Cuckoo Road. Continue down Cuckoo Road and turn right at the bottom onto Dexter Road where the property can be identified on the left-hand side.

There is no For Sale board.

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**RURAL SCENE**  
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Floorplan for identification only. Not to scale. Not to be used for estimating or measuring purposes



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