



THE STORY OF

Cornerways

South Wootton, Norfolk

SOWERBYS



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Cornerways

22 Castle Rising Road, South Wootton,
Norfolk, PE30 3HR

Elegant 1930s Detached Character Home
with Distinctive Blue Glazed Pantile Roof

Four Spacious Bedrooms, Including a
Superb Updated Family Shower Room

Beautifully Preserved Original Features
Throughout, Including Pine Floors and Fireplaces

Spacious Kitchen/Breakfast Room Opening
into a Light-Filled Garden Room

Sitting Room with Wood-Burning
Stove and Separate Dining Room

Large, Mature and Private Gardens
with Greenhouse and Garden Shed

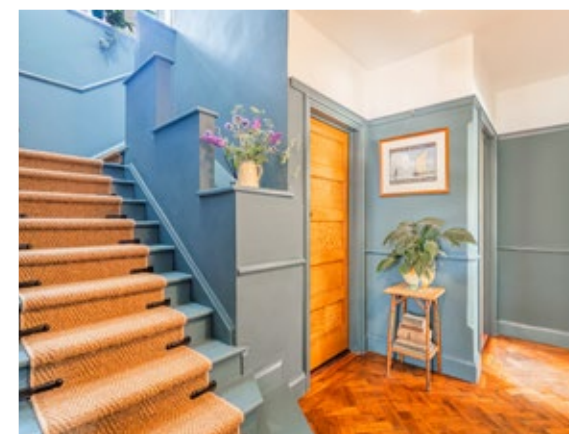
Garage, Gravel Driveway and
Highly Desirable Location

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Built in the early 1930s with its distinctive blue glazed pantile roof, Cornerways is a house full of character, where original period features have been carefully preserved and blended with tasteful modern updates to create a home that feels both elegant and wonderfully comfortable. From the moment you arrive, the mature gardens and sweeping gravel driveway create an immediate sense of privacy. Inside, the warmth of original pine floorboards, parquet flooring, fireplaces and traditional panelled doors tell the story of the home's heritage.

The sitting room is centred around a wood-burning stove that makes it the perfect place to unwind. A separate dining room is ideal for family dinners and entertaining, while the generous kitchen/breakfast room provides the hub of everyday life. Beyond, the light-filled garden room enjoys uninterrupted views of the established gardens.

Upstairs, four well-proportioned bedrooms continue the home's timeless appeal. The principal bedroom benefits from a beautifully enclosed balcony overlooking the gardens. The bedrooms are served by a recently updated family shower room, finished to an exceptional standard with elegant marble tiling, quality brass fittings and a contemporary walk-in shower.

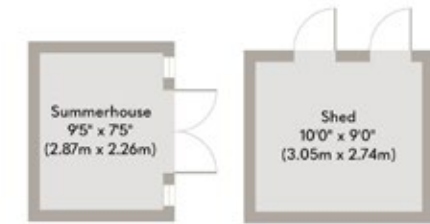
Outside, the established gardens are a true highlight, with mature trees, colourful planting and generous lawns. A garage, greenhouse and garden shed provide excellent storage and versatility.

Character homes of this quality are increasingly difficult to find. Combining timeless 1930s architecture with beautifully maintained interiors, stylish modern improvements and delightful gardens, Cornerways offers a rare opportunity to enjoy village living in a home that is every bit as welcoming as it is distinctive.

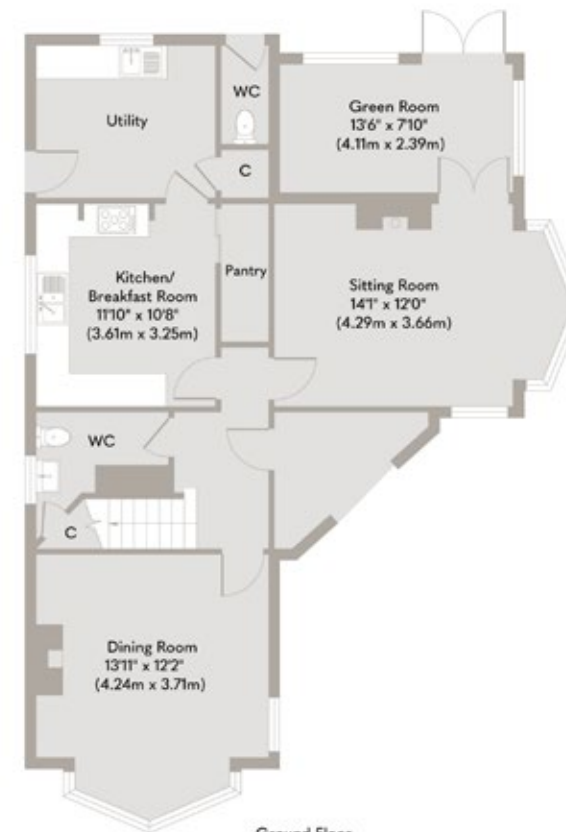




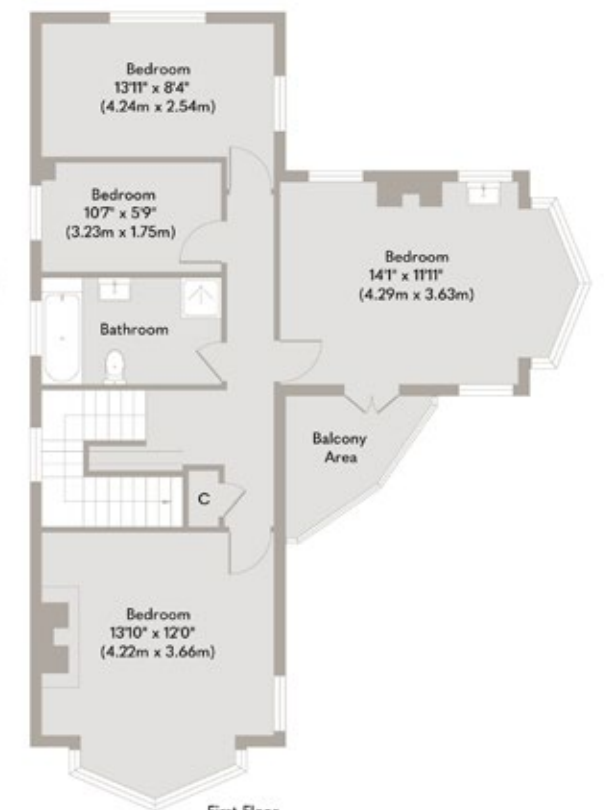
Garage



Outbuildings
Approximate Floor Area
160 sq. ft
(14.86 sq. m)



Ground Floor
Approximate Floor Area
994 sq. ft
(92.34 sq. m)



First Floor
Approximate Floor Area
820 sq. ft
(76.18 sq. m)

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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South Wootton

ON THE OUTSKIRTS OF AN HISTORIC
MARKET TOWN

Positioned on the northern edge of King's Lynn, South Wootton offers an enviable lifestyle that combines the convenience of town living with immediate access to some of West Norfolk's most beautiful countryside and coastline. Popular with families and professionals alike, the area enjoys a strong community feel alongside excellent everyday amenities, schooling and leisure facilities.

Life here is wonderfully well connected. King's Lynn railway station provides direct services to London King's Cross in approximately 1 hour and 40 minutes, making the area particularly appealing for those seeking a balance between countryside living and city accessibility. Nearby shopping centres, supermarkets, cafés and restaurants ensure everything needed for modern living is close at hand, while independent eateries and historic pubs across the town add to the area's character and charm.

Moments away, the Royal Sandringham Estate offers miles of woodland walks, cycling routes and open parkland to explore throughout the seasons, while the North Norfolk coastline lies within easy reach. From the expansive beaches at Brancaster and Holkham to the traditional seaside charm of Old Hunstanton, the coastline provides endless opportunities for sailing, golf, walking and dining by the sea.

For golf enthusiasts, King's Lynn Golf Club sits close by, with the renowned links courses at Hunstanton and Royal West Norfolk in Brancaster also within easy reach.

Steeped in maritime history, King's Lynn itself remains one of Norfolk's most architecturally rich towns. Medieval merchants' houses, cobbled lanes and landmark buildings such as the Custom House and King's Lynn Minster reflect centuries of trade and prosperity, while a thriving cultural scene, markets and riverside setting continue to make it one of the county's most vibrant and well-connected places to live.



Note from Sowerbys



“Timeless
architecture,
elegant interiors
and beautiful
gardens.”



SERVICES CONNECTED

Mains water, electric and drainage. Gas fired central heating.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

D. Ref:- 0563-2836-7874-9521-6821.

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: ///loss.regretted.crashing

AGENT'S NOTE

The property benefits from planning permission for the construction of a substantial workshop/garage, situated in the front garden to the right of the driveway. The approved plans are available to view upon request and can be purchased separately if desired.
Planning permission was granted in December 2025.

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

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