



THE STORY OF

Moorlands

Ashwicken, Norfolk

SOWERBYS



THE STORY OF

Moorlands

11 East Winch Road, Ashwicken, Norfolk
PE32 1LX

Detached Period Home Dating
Back to the Early 1900s

Over 3,000 sq. ft. of Versatile Living Space

Five Double Bedrooms Arranged
Across Two Floors

Selection Of Elegant Reception
Rooms Plus Dedicated Study

Expansive Kitchen/Dining Room
with Walk-In Pantry and Utility

Detached Double Garage, Workshop
and Versatile Studio/Gym Above

Energy-Efficient Enhancements with Solar
PV, Tesla Powerwall and Air Source Heating

Wraparound Gardens Extending
to Approx. 0.85 Acres (STS)

Peaceful Village Location Near King's
Lynn and Rail Links to London

No Onward Chain for a Smooth Move

SOWERBYS KING'S LYNN OFFICE

01553 766741

kingslynn@sowerbys.com





Moorlands is an impressive detached period home, believed to date back to the early 1900s, offering a refined balance of character, space and contemporary living. Set behind a private gated frontage within the Norfolk village of Ashwicken, the property has been thoughtfully extended and carefully upgraded, resulting in a substantial family home that delivers both elegance and practicality in equal measure. With over 3,000 sq. ft. of accommodation and the added benefit of no onward chain, this is a home ready to move straight into.

The ground floor accommodation is welcoming and well-proportioned, beginning with a bright entrance hall that sets the tone for the space and flow found throughout the house. A series of reception rooms provide excellent flexibility, ideal for modern family life and entertaining. The sitting room, snug and dining room each enjoy pleasant outlooks across the gardens, creating warm and inviting spaces to relax or host guests. A dedicated study provides a quiet and practical environment for home working or hobbies, positioned away from the main living areas.

At the heart of the home lies an expansive kitchen/dining room, designed as a sociable hub for everyday living. Generous in scale and filled with natural light, the space features a central island, ample storage and direct access to the garden, making it equally suited to informal family meals or larger gatherings. A walk-in pantry, utility room and combined boot room further enhance the functionality of the layout, ensuring that the demands of daily life are well catered for.



The kitchen/diner is the heart of the home.





The first and second floors accommodate five well-appointed double bedrooms, offering flexibility for families of all sizes or those requiring guest accommodation. The principal bedroom suite is a particular highlight, enjoying a spacious dressing room and private en-suite. Bedroom two also benefits from its own en-suite and walk-in wardrobe, while the remaining bedrooms are served by a family bathroom and separate shower room, ensuring comfort and convenience throughout.

Outside, the property continues to impress. A detached double garage and workshop provide excellent storage and workspace, with a versatile studio, gym or home office positioned above. This space offers exciting potential for a range of uses, including conversion to ancillary accommodation, subject to the necessary permissions.

The gardens extend to approximately 0.85 acres (sts) and wrap around the house, creating a private and attractive setting. Sweeping lawns, mature planting and established boundaries provide space for recreation, relaxation and outdoor entertaining throughout the seasons.

Ashwicken offers a peaceful village environment while remaining well connected. King's Lynn is within easy reach, providing a wide range of amenities and a mainline rail service to Cambridge and London, making Moorlands an appealing proposition for those seeking countryside living without sacrificing accessibility.





Ground Floor
Approximate Floor Area
1575 sq. ft.
(146.32 sq. m)



Garage Ground Floor



Garage First Floor
Approximate Floor Area
387 sq. ft.
(35.95 sq. m)



Second Floor
Approximate Floor Area
384 sq. ft.
(35.67 sq. m)



First Floor
Approximate Floor Area
1176 sq. ft.
(109.25 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.

Copyright V360 Ltd 2025 | www.houseviz.com

Ashwicken

A SCENIC AND
QUIET VILLAGE

Ashwicken is a charming Norfolk village offering a peaceful rural lifestyle within easy reach of nearby towns and the wider Norfolk region. Located approximately 8 miles north-west of King's Lynn and 11 miles south-east of Fakenham, it provides a quiet countryside setting with excellent access to amenities, schools and leisure destinations.

The village is small and largely residential, with surrounding farmland and open spaces creating ideal opportunities for walking, cycling and countryside exploration. Its location places it within easy reach of local shopping, cafés, pubs and services in King's Lynn and Fakenham, where you'll find supermarkets, boutique shops, independent cafés and restaurants, as well as cultural attractions, leisure facilities and schools.

For families, the surrounding area offers a selection of primary and secondary schools, while community and recreational activities are available in neighbouring villages. Outdoor pursuits are abundant, with scenic lanes, footpaths and nearby nature reserves ideal for exploring, running or horse riding.

Ashwicken's lifestyle combines tranquil rural living with practical accessibility, allowing residents to enjoy the space and calm of the Norfolk countryside while remaining well connected to town, coast and city.



Note from the Vendor



“We've loved the peace and quiet, the natural light throughout the house, and being close to Bawsey's walks and lakes.”



SERVICES CONNECTED

Mains water and electricity. Air source heating. Drainage via septic tank.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

C. Ref:-8041-7428-3350-0151-4902

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: ///sailor.arranger.spilled

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

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606. Registered office 23 Tuesday Market Place, King's Lynn, England, PE30 1JJ

