



THE STORY OF

Shires End

Ashwicken, Norfolk

SOWERBYS



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Ashwicken, Norfolk
PE32 1NB

Spacious Detached Family Home

Elevated Corner Plot of Approx 1/3 Acre (STMS)

Approximately 2,845 Sq. Ft. of
Versatile Accommodation

Five Well-Proportioned Bedrooms

Impressive Open-Plan Kitchen/Dining Room

Split Level Sitting Room with Vaulted Ceiling

Study, Ground Floor Wet Room
and Flexible Garden Room

Gated Driveway and Double Garage

Open Field Views to Side and Rear Aspects

Offered with No Onward Chain

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Positioned on an elevated corner plot within the highly regarded and peaceful cul-de-sac of Glosthorpe Manor, Shires End is an individual family home where generous proportions, flexibility and far-reaching countryside views come together beautifully. Extending to approximately 2,845 sq. ft. the house occupies a private plot of around one-third of an acre, with established gardens and a collection of outdoor spaces from which to enjoy the changing seasons.

The accommodation has evolved over the years, with a series of extensions enhancing both the scale and versatility of the home. At its heart is the impressive open-plan kitchen and dining room: a wonderfully sociable setting with space for everyday suppers, larger gatherings and everything in between. Windows frame views across the neighbouring fields, while French doors create a natural connection with the garden. A separate utility room, pantry and cloakroom keep the practical side of daily life neatly tucked away.

From the generous reception hall, the sitting room unfolds across two levels. A fireplace provides a natural focal point, while the lower section rises into a vaulted ceiling, lending the room a striking sense of space and volume. Two sets of French doors fill the room with natural light and open directly onto the terraces and gardens beyond.

The ground floor offers considerable flexibility. A dedicated study provides a quiet place to work from home, while the wet room adds everyday practicality and creates scope for a potential annexe arrangement, subject to reconfiguration and any necessary consents. The garden room could be adapted to suit a variety of needs, whether as an additional bedroom, creative studio, playroom or peaceful retreat overlooking the garden.

Upstairs, the broad landing is spacious enough to accommodate an informal reading or seating area. The principal bedroom is particularly generous, with built-in wardrobes and a private en-suite bathroom featuring both a bath and separate shower. Four further bedrooms and a family shower room complete the first floor, with many of the rooms enjoying elevated views across the surrounding countryside. Of particular note, the principal bedroom and bedroom three are both fitted with Daikin air conditioning, providing year-round comfort.





Outside, remote-operated gates open onto a generous driveway with ample parking. The gardens wrap around the house, combining lawns, mature trees, established planting and several distinct seating areas. A raised deck, paved terraces and a covered barbecue area provide plenty of choice for outdoor dining and entertaining, while a greenhouse, garden shed and further lawned areas will appeal to keen gardeners.

Ashwicken offers the peace and open space of a rural Norfolk village while remaining conveniently placed for King's Lynn, Bawsey and the Sandringham Estate. Scenic countryside, walking routes and nearby lakes provide ample opportunity to enjoy the outdoors, while King's Lynn offers a comprehensive range of shops, schools and leisure facilities, together with direct rail connections to Cambridge and London.



The elevated position provides a wonderful sense of privacy while embracing far-reaching rural views.





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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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 Sowerbys



“Windows frame uninterrupted views across neighbouring fields, bringing the countryside into everyday life.”



SERVICES CONNECTED

Mains water, electricity and drainage. Oil fired central heating.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

E. Ref:- 2639-3060-6207-2786-5204

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: ///those.instant.treetop

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SOWERBYS

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