

THE STORY OF

26 Rectory Lane

North Runcton, Norfolk

SOWERBYS

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North Runcton, Norfolk
PE33 0QS

Impressive Four-Bedroom Detached Home with No Onward Chain

Approximately 2,726 Sq. Ft. of Accommodation

Extensively Refurbished Throughout in 2019 and Maintenance Free

Magnificent 25ft Sitting Room with Garden Access

Elegant 23ft Dining Room, Perfect for Entertaining

Beautifully Appointed Kitchen with Central Island

Principal Bedroom with En-Suite Facilities

Generous Gardens with Extensive Terrace

Fitted Summerhouse, Greenhouse and Substantial Garage

Peaceful Village of North Runcton with Excellent Transport Links

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There is something rather special about a home that effortlessly balances the charm of village life with the space and sophistication of modern living. Set within the peaceful and much-loved village of North Runcton, this beautifully presented four-bedroom detached residence does exactly that, offering generous proportions, thoughtfully designed interiors and wonderful gardens, all wrapped up in an inviting setting.

Behind its attractive brick and tiled elevations, this is a home that has been comprehensively reimagined. Extensively refurbished in 2019, with improvements encompassing the electrics, heating, boiler, plumbing, plasterwork, kitchen and bathrooms, the property combines established character with the reassurance of a carefully updated home that is maintenance free.

At the heart of the house is a magnificent sitting room, extending to approximately 25ft in length. Wonderfully proportioned and filled with natural light, this is a room designed for both relaxed family afternoons and lively gatherings with friends. French doors draw the garden into view, while the warmth of a fireplace creates a welcoming atmosphere during the colder months.

Equally impressive is the elegant dining room, measuring approximately 23ft by 15ft. With its refined detailing, generous dimensions and doors opening towards the garden, it provides a beautiful setting for everything from leisurely Sunday lunches to memorable celebrations.

The adjoining kitchen is as practical as it is attractive, thoughtfully appointed with shaker-style cabinetry, contrasting central island, generous work surfaces and integrated appliances. Subtle contemporary finishes sit comfortably alongside exposed brick detailing, creating a space with genuine personality. A separate utility room provides welcome practicality, while a ground floor shower room and a large hall, which can be used as an additional seating area, add flexibility to everyday living.





The two fire places on a winter evening are great.



















Upstairs, four well-proportioned bedrooms provide comfortable and versatile accommodation. The generous principal bedroom benefits from fitted wardrobe storage and its own en-suite, creating a lovely private retreat. Three further bedrooms offer flexibility for family, guests or home working, served by a contemporary family bathroom. The thoughtful layout allows everyone to enjoy their own space while retaining the wonderfully connected feel of the home.

Outside, the property continues to impress. A sweeping gravel driveway provides extensive parking and creates an attractive approach, complemented by established trees, mature planting and a substantial detached garage.

To the rear, a delightful expanse of lawn offers room to relax, entertain and enjoy the outdoors. The generous paved terrace is perfectly placed for alfresco dining and summer gatherings, while the mature boundaries create an appealing sense of seclusion. A particularly charming addition is the fitted summerhouse, offering an inviting retreat away from the main residence. Whether imagined as a home office, creative studio, games room or simply somewhere to escape with a good book, it brings another dimension to the property. A greenhouse offers further appeal for gardening enthusiasts, while the open lawn provides plenty of space for outdoor activities. With a field beyond the garden and a grass track alongside, the setting captures much of what makes countryside living so desirable.

North Runcton is a village with a genuine sense of community, where leafy lanes, a picturesque village green and countryside walks offer a refreshing change of pace. Yet this rural atmosphere comes without sacrificing convenience. The historic market town of King's Lynn is approximately four miles away, offering a broad range of shops, restaurants, schools and amenities, together with rail connections to Cambridge and London King's Cross.

Beautifully finished, wonderfully light and exceptionally spacious, this is a home that feels ready to be enjoyed from the moment you arrive.





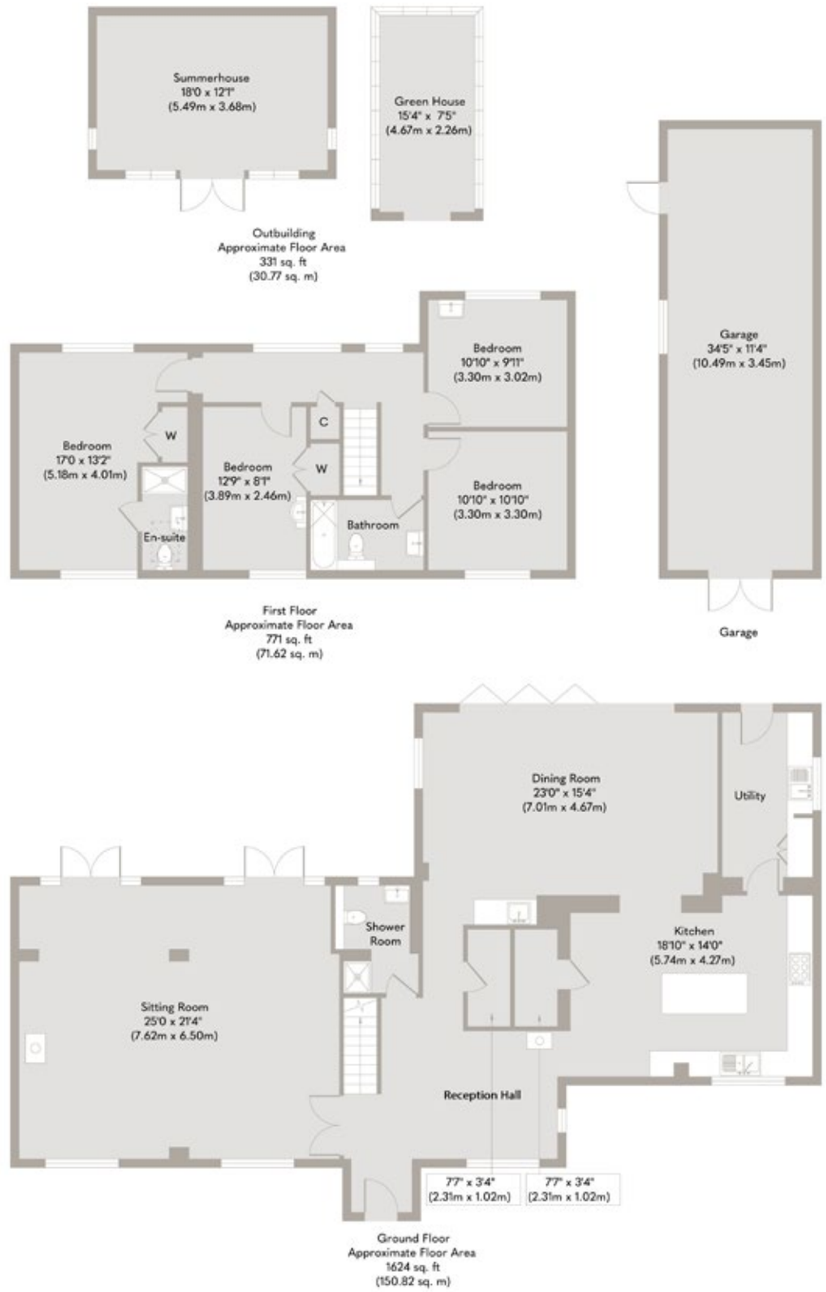
A great entertaining house with a large sitting room, dining room and patio.











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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North Runcton

TRANQUIL VILLAGE CHARM NEAR URBAN CONVENIENCE

North Runcton is a quaint village located just a few miles south of King's Lynn in Norfolk. Known for its peaceful atmosphere and scenic countryside, it offers a charming escape from the hustle and bustle of the town.

The village has a strong sense of community, with local events and gatherings that foster neighbourghly connection, as well as a thriving cricket club and tennis club with a vibrant social scene. Residents enjoy the lifestyle here, complemented by friendly interactions and a relaxed pace.

Surrounded by beautiful landscapes, North Runcton is ideal for outdoor enthusiasts. There are numerous walking and cycling paths that take you through picturesque fields and woodlands, making it perfect for nature lovers.

The village offers good transport links, with easy access to the A47 for commuting. King's Lynn Railway Station, just a short drive away, provides direct connections to larger cities, including Cambridge and London.

As a larger town, King's Lynn boasts a wide range of amenities, including shops, restaurants, and recreational facilities. The bustling marketplaces, local boutiques, and diverse dining options cater to various tastes.

Living in North Runcton provides a tranquil village experience, while the nearby King's Lynn adds urban convenience and rich cultural offerings. This blend of rural charm and accessibility makes the area an appealing choice for many seeking a balanced lifestyle.









Note from the Vendor



"We would describe the home as finished, light, and roomy."

SERVICES CONNECTED

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

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

D. Ref:- 2565-3066-3201-6426-8204

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: ///spreading.secures.generally

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SOWERBYS

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