



THE STORY OF

The Limes

Stoke ferry, Norfolk

SOWERBYS



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The Limes

Wretton Road, Stoke Ferry, Norfolk
PE33 9QJ

Substantial Detached Period Residence

Set in Mature Private Grounds
of 0.88 Acres (STMS)

Accommodation and Outbuildings
Extending to More Than 6500Sq.ft

Six Bedroom Principal Residence

Self Contained One Bedroom Annexe

A Wealth of Generous Reception Rooms

Versatile Ground Floor Guest Bedroom Suite

Five Bay Cart Lodge Plus Workshops/Storage

Swimming Pool and Pool House

Offered with No Onward Chain

SOWERBYS KING'S LYNN OFFICE

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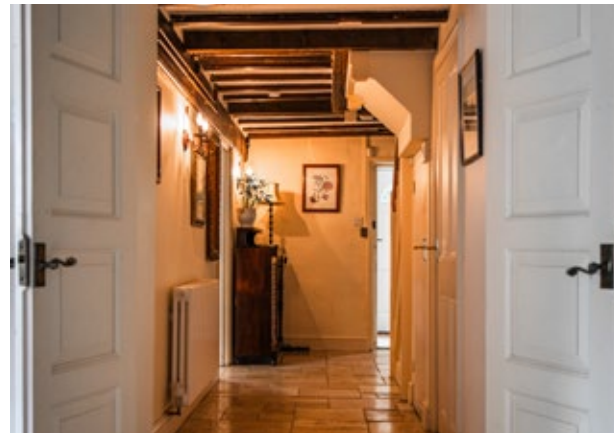
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Set within mature grounds of approximately 0.88 acres (STMS), The Limes is a handsome and substantial period residence occupying a wonderful position on the rural edge of Stoke Ferry. Rich in character and offering exceptional versatility, this elegant country home combines generous family living with ancillary accommodation, extensive garaging and beautifully established gardens.

The principal house offers spacious accommodation with six bedrooms, multiple bath and shower rooms, and a selection of inviting reception spaces. The drawing room, dining room and sitting room provide excellent areas for entertaining and family life, while the kitchen/breakfast room, utility, laundry room and garden room add everyday practicality. Period details, exposed beams, attractive fireplaces and garden views create a warm atmosphere throughout. A ground floor guest bedroom suite further enhances the home's flexibility, ideal for visitors, multi-generational living or accessible accommodation.





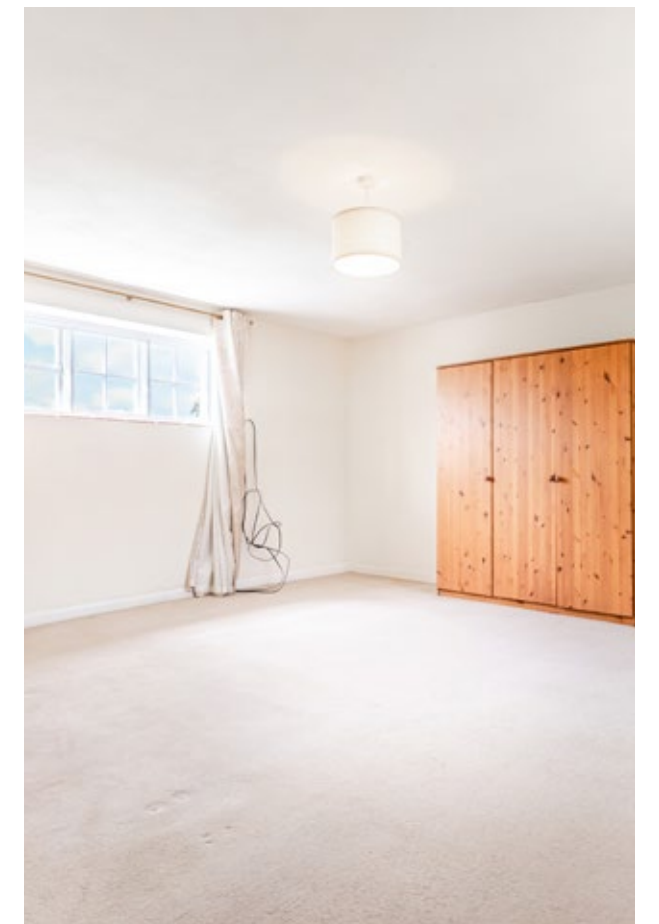
Outside, mature trees, lawns and landscaped gardens create a private and peaceful setting. An outdoor swimming pool with adjoining pool house and shower room offers the opportunity to reinstate an excellent leisure space, with the pool understood to require remediation works before use. The grounds provide ample space to entertain, garden and enjoy the surrounding Norfolk countryside.





A self-contained one-bedroom annexe offers excellent potential for extended family, guests, holiday letting or supplementary income, subject to any necessary consents.

A substantial five-bay cart lodge with adjoining workshop/storage provides extensive parking and space for classic cars, hobbies or further potential, (STP).





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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Stoke Ferry

RIVERSIDE LIVING,
RURAL EASE.

Positioned along the banks of the River Wissey, Stoke Ferry is a well-served village offering an appealing balance of rural tranquillity and everyday convenience. Surrounded by open countryside, it provides a relaxed pace of life while remaining well connected to nearby towns.

Within the village, essential amenities are close at hand, including a well-stocked shop and post office, while Stoke Ferry Primary School is a valued part of the local community. The historic Stoke Ferry Bridge continues to act as a focal point, offering picturesque views across the river.

For dining, The Blue Bell Stoke Ferry is a popular choice, known for its welcoming atmosphere and traditional pub fare. A short drive away, The Crown Inn Mundford offers a more contemporary dining experience, widely regarded within the area.

Outdoor pursuits are a key part of life here, with Thetford Forest providing miles of walking and cycling routes, alongside family-friendly facilities at High Lodge Thetford Forest. The surrounding countryside and riverside walks offer further opportunity to explore.

The nearby market town of Downham Market provides a wider range of amenities, including supermarkets, independent shops and a mainline rail service to Cambridge and London, while Norwich offers extensive shopping, dining and cultural attractions.

Combining countryside charm with practical convenience, Stoke Ferry remains an increasingly popular choice for both permanent living and weekend retreat.



Note from Sowerbys



“With generous gardens, extensive outbuildings and endless flexibility, The Limes is a home full of opportunity.”



SERVICES CONNECTED

Mains electricity and water. Drainage via septic tank. Oil fired central heating and additional air conditioning/heating units to some rooms.

COUNCIL TAX

Main House (The Limes, 82 Wretton Road) - Band G.
Annexe (80 Wretton Road) - Band A.

ENERGY EFFICIENCY RATING

E. Ref:-0235-0723-5500-0105-2292.

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: ///ideals.ranted.disposing

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SOWERBYS

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