



THE STORY OF
12 Fen Lane
Ashwicken, Norfolk

SOWERBYS



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12 Fen Lane

Ashwicken, Norfolk
PE32 1LR

Sought After Ashwicken Village Setting

Single Storey Home Extending
to approx. 1,861 Sq Ft

Delightful Views over Fen to Front

Set on a Plot of 0.3 Acres (STMS)

Extensive Renovation Completed in Recent Years

Impressive Open-Plan Kitchen/
Dining Room (approx. 28ft)

Spacious Sitting Room plus
Separate Study/Home Office

Four Spacious Bedrooms

Converted Garage Creating a Versatile
Studio/Utility/Boot Room

Driveway with Generous Parking

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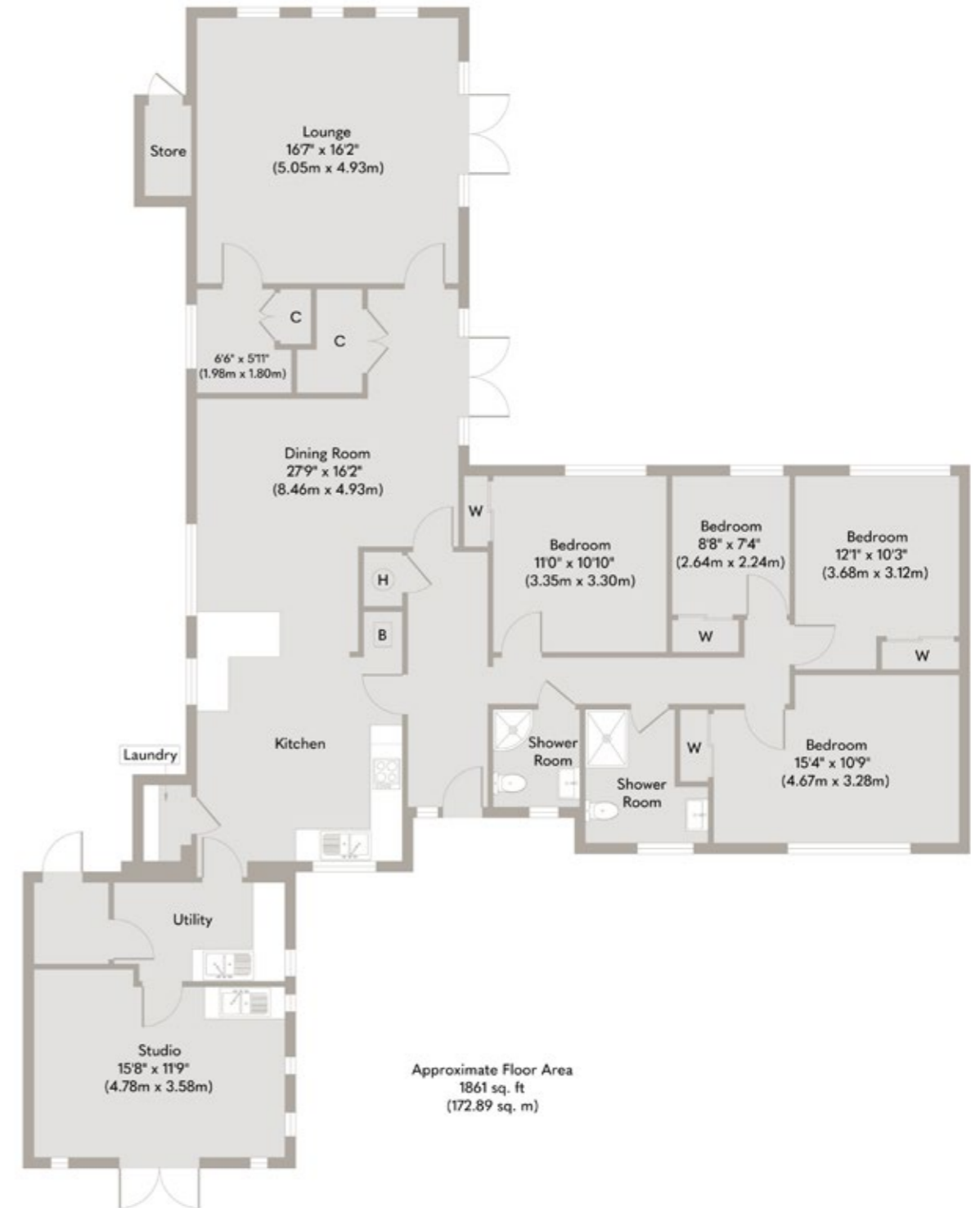
Tucked away in the highly regarded village of Ashwick, 12 Fen Lane is an impressively spacious and beautifully improved single storey home offering around 1,861 sq. ft. of flexible accommodation, with open views across the Fen to the front and a plot of 0.3 acres (STMS) a property that immediately feels welcoming, practical and ready to enjoy.

Over recent years, the current owners have undertaken a comprehensive renovation programme, including the creation of a much-coveted open-plan kitchen/dining space which has become the hub of the home. Impressive in scale (approaching 28ft in length), it's ideal for family celebrations, relaxed Sunday lunches and entertaining with ease. Beyond this, a generous sitting room and an adjoining study/office provide calmer spaces to unwind, with a layout that flows effortlessly for modern living.

The former garage has also been converted to provide a highly versatile studio, with the replacement of windows and external doors, plus a full re-wire and re-plumb. Incorporating a utility/boot room, it's perfect as a home office, creative space, gym or hobby room, or simply that invaluable "extra room" that makes all the difference.

The accommodation includes four bedrooms, served by two shower rooms, offering excellent versatility for families, guests, or those seeking space to work from home.

Outside, the property continues to impress with a double width driveway providing generous off-road parking. The front garden is mainly laid to lawn, while to the rear the garden has been designed for ease and enjoyment, with raised borders adding structure and seasonal colour. There's a wonderful sense of privacy as it backs onto light woodland - a peaceful, natural backdrop for morning coffee, summer evenings and everything in between.



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 the Vendor



“We've loved the peace and quiet, the outlook, and walks along the lane through countryside with beautiful views.”



SERVICES CONNECTED

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

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

C. Ref:- 4336-4222-3500-0681-9296

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: /// vocab.liberated.hacksaw

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SOWERBYS

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