

THE STORY OF

Station House

Wolferton, Norfolk

SOWERBYS



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Station House

Rectory Road, Wolferton,
PE31 6HF

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Impressive Grade II Listed Home

Generously Proportioned and Versatile Reception Rooms

Fitted Kitchen, Centred Around an Aga

Triple Aspect Garden Room Looking Out Over the Lawns

Generous Principal Suite With En-Suite Bathroom,
Dressing Room and Beautiful Views

Two Further Good Sized Double
Bedrooms and Family Bathroom

Idyllic Position in a Prestigious Location

Wonderful Far Reaching Countryside Views

Generous Lawned Gardens Featuring a Terrace
Seating Area and Mature Planting

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“...a magnificent example of a beautiful home capturing the nostalgia of a bygone era.”

Set in the heart of the royal Sandringham Estate, Station House is a stunning family home and a truly unique property.

‘Rarely available’ is a phrase used frequently by estate agents, but in the case of Station House this can not be emphasised enough: this is a once in a lifetime opportunity to occupy an individual and historic home in a prestigious location.

Positioned adjacent to the former Wolferton Railway Station, well-known as the station used by the royal family en route to Sandringham up until the late 1960s, Station House, a Grade II Listed building, is a magnificent example of a beautiful home capturing the nostalgia of a bygone era. This impressive property occupies a fantastic spot adjacent to Natural England’s reserve at Wolferton, and is well-suited to such an idyllic setting.





On the initial approach to the property, the first glimpse of the house, framed by the impressive gated entrance, hints at the striking home within.

The covered entrance porch retains its original tiling and opens to the wide reception hallway; grand and yet welcoming, with a splendid turning staircase rising to the first floor.

Look through the large picture windows in the dining room, or take advantage of the turret in the sitting room, and bask in the stunning south easterly views over the lawns. Both formal reception rooms enjoy high, coved ceilings, with an impressive fireplace in the sitting room.

The dual aspect kitchen is set around a splendid oil fed Aga, set into the chimney breast. Enjoying a real sense of space; the kitchen has a high vaulted ceiling and benefits from a separate utility room.

Flooded with natural light, through the roof lantern and two sets of french doors, the triple aspect garden room provides a wonderful space to relax and enjoy the glorious outlook over the gardens and countryside towards Wolferton Church.





“Relish in the church views from the generous principal bedroom suite...”



Moving up to the first floor, the outstanding uninterrupted views this property enjoys from all three bedrooms can truly be appreciated.

Relish in the church views from the generous principal bedroom suite, with an attractive fire surround and a sitting area within the unique turret space. At the end of a long day, soak in the free-standing roll-top bath in the en-suite bathroom, which also offers a separate shower cubicle and leads through to the dressing room.

The two further good sized double bedrooms are well-served by a separate bathroom, which again benefits from having a luxurious, free-standing roll-top bath as well as a shower cubicle.

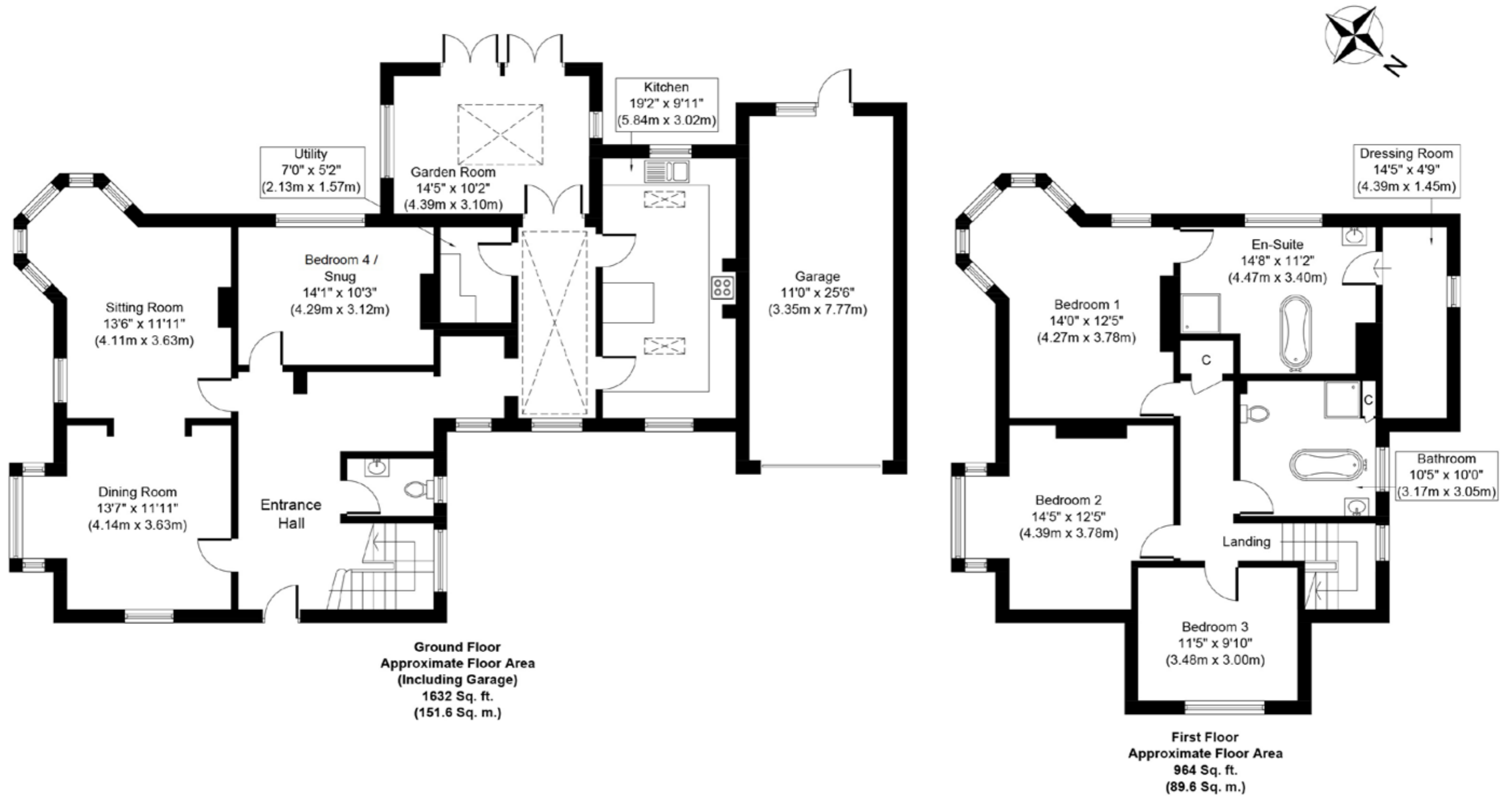


The delightful grounds are entered through the beautiful cast iron gate, which is set between large impressive brick pillars topped with ornate stone pier caps, onto the large, gravelled driveway with ample parking for many vehicles, in addition to the attached garage.

The garden is enclosed on all sides, by a combination of brick walls and cast iron railings, with mature hedging to the front and side providing privacy. A separate pedestrian gate is also set between impressive brick pillars, crowned with lantern tops, providing an alternative access point and a further striking approach to the property. Beautiful planted shrubs surround the terrace seating area to the rear of the property, and the sprawling lawns are combined with some well-positioned mature plants, shrubs and trees.

Making the most of the tranquil setting, the generous gardens provide many quiet and sunny areas from which to enjoy the sense of bringing the surrounding countryside into the garden.





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.

ALL THE REASONS



Wolferton

IN NORFOLK
IS THE PLACE TO CALL HOME



Peacefully surrounded by Sandringham's woodland, the ancient trees here have watched over generations of royalty arrive and depart from the historic Wolferton Station.

Just 7 miles north of King's Lynn and 2 miles from the Royal Sandringham Estate, the rail service opened in October 1862 and served for the Royal family as they visited Sandringham House from London.

Despite closing in the 1960s the station remains iconic and is perhaps, what the village is best known for. It was maintained as a museum for some time, before being renovated and converted into a residence in the 1990s. Today, some privately owned station buildings, platforms and the signal box can still be seen from the roadside, beautifully kept as if time has stood still.

Many visit the sleepy village to enjoy the woodland walks, popular with families, walkers and runners. A high point in the woods is also enjoyed by bird-watchers thanks to an ancient cliff vantage point; looking out over the treetops on a clear day and one can see the curve of The Wash and passing boats.

Besides beautiful Norfolk architecture, Wolferton is home to the 13th century St Peter's church. At the heart of the community is Wolferton Social Club, for the enjoyment of both members and guests. The club has been around for over 100 years and offers a friendly spot for hosting gatherings and celebrations, but also for a drink with friends by the cosy fire. Some of the events/clubs hosted here are dominoes, darts, cribbage, bowls and bingo.

When in need of further amenities, King's Lynn is less than 10 miles away, with direct rail lines to London and its own rich history to explore, alongside the plethora of shops and eateries.



*Image credits include: <http://www.wolfertonroyalstation.co.uk/monarchs-line/>

Note from Sowerbys



Station House

“This beautiful village has a wealth of history, and Station House is a large part of it.”

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SERVICES CONNECTED

Mains electricity and water. Drainage to septic tank. Oil fired central heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

An Energy Performance Certificate is not required for this property due to it being Grade II listed.

TENURE

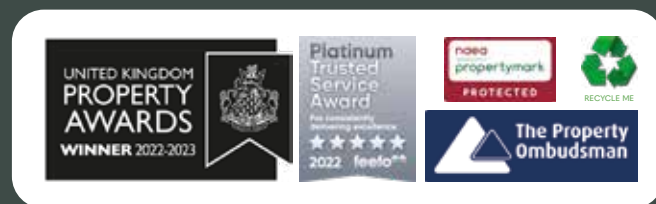
Freehold.

LOCATION

What3words: ///wipe.coconuts.widely

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