

# SOWERBYS

Norfolk Property Specialists



## Boughmore Farm

Fen Lane, Pott Row, Norfolk, PE32 1DA

Offers Over £650,000



Viewing by appointment with our

King's Lynn Office 01553 766741 or [kingslynn@sowerbys.com](mailto:kingslynn@sowerbys.com)



## BOUGHMORE FARM

Delightfully situated on a quiet country lane, Boughmore Farm has been in the same family since it was built 35 years ago and has recently been modernised and extended to bring the accommodation up to date and offer the potential for multi-generational living.

Stepping inside, the attention to detail is immediately evident, with the reception hall connecting to bright and spacious accommodation throughout. Practically arranged with the reception space to one end and bedrooms to the other; the sitting room is beautifully appointed, and it feels calm and airy. Dual aspect windows flood the room with natural light and the log burner creates a cosy feel, whilst open access to the kitchen/dining room means the living space is wonderfully sociable. The kitchen/dining room really is the hub of the home; a practical space with relaxed dining area and french doors out to the stunning garden room. Enjoying views over the garden and paddocks and connecting inside and out, recent years have really brought home to the current owners just what a wonderful space this is.

To the other end of the property are the four double bedrooms; all well proportioned rooms, there's plenty of versatility with one currently being used as an office. One bedroom also benefits from an en-suite, with plans having been drawn up for another to be added. The family bathroom is beautifully appointed - perfect for a relaxing soak in the freestanding roll top bath!

The extension to the property adds enormous potential, providing a double garage and space designed to become en-suites for the main house. The first floor is arranged as three bedrooms with an open plan kitchen/living space - with the intention to create a holiday let property which will enjoy stunning field views.

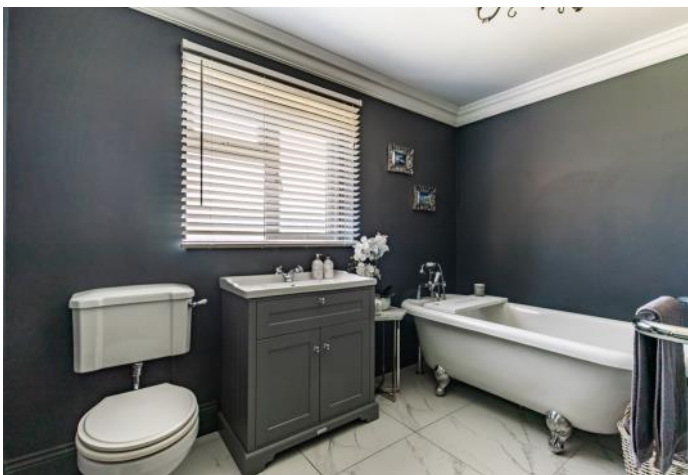
Outside there is a tarmacked parking area to the front of the property, and a low maintenance garden to the rear. The generous garden is mainly laid to lawn, complemented by mature trees and shrubs, and a large terrace is perfect for alfresco dining.



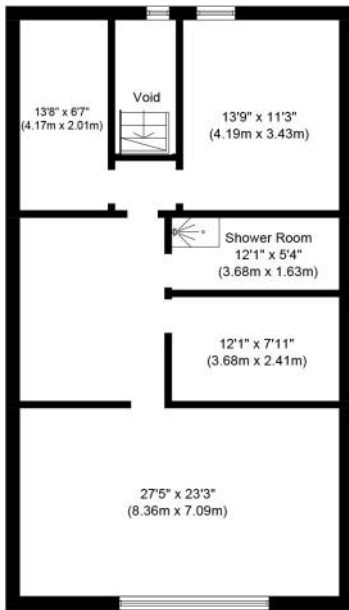
## KEY FEATURES

- Delightful Countryside Location
- Four Double Bedrooms
- Dual Aspect Sitting Room and Delightful Garden Room
- Kitchen/Dining Room
- Well Presented Throughout
- Extended to Offer Additional Versatile Accommodation
- Ideal for Holiday Letting or Multi-Generational Living
- Double Garage and Ample Parking Space
- Good Sized Low Maintenance Garden

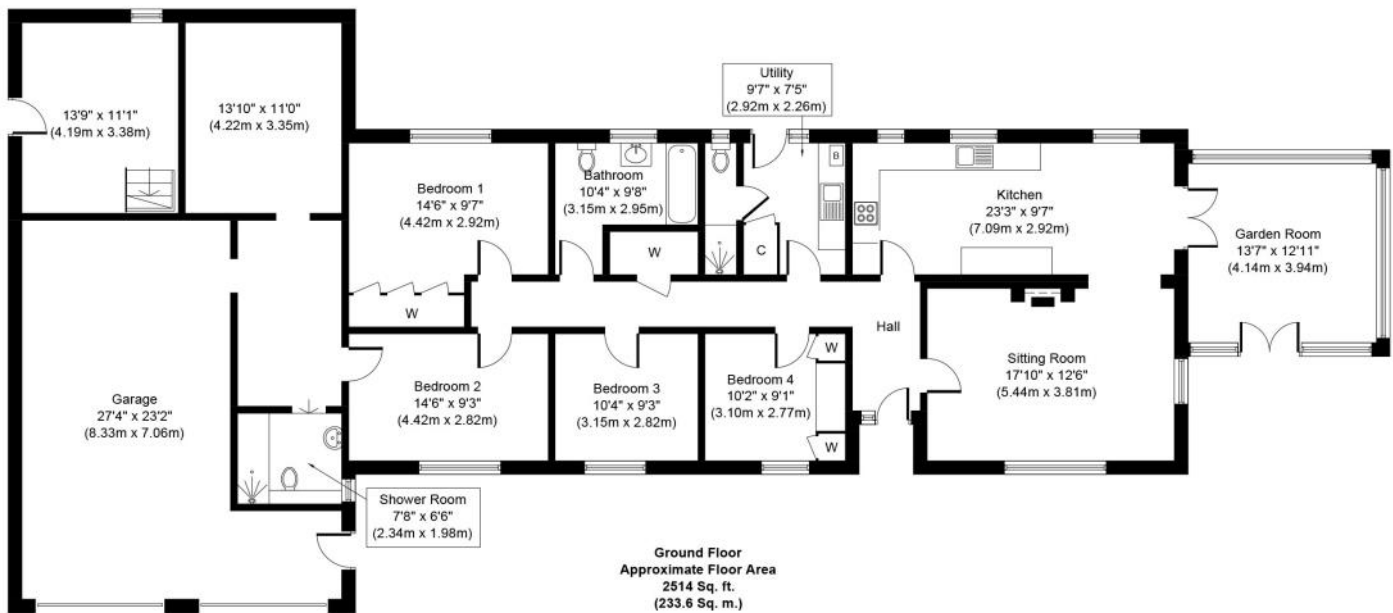








**First Floor**  
Approximate Floor Area  
(Excluding Void)  
916 Sq. ft.  
(85.1 Sq. m.)



**Ground Floor**  
Approximate Floor Area  
2514 Sq. ft.  
(233.6 Sq. m.)

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.

## POTT ROW

Pott Row is a small village 5.7 miles from King's Lynn within the catchment area for an outstanding first school in Grimston. This bustling town has a variety of shopping, schooling, hospital and leisure facilities. There is a main line link via Cambridge to London King's Cross -1hr 40mins. Nearby is the Sandringham Estate with the House itself and lovely walks through the woods. Slightly further away are the long, sandy beaches of West Norfolk, and for the golf enthusiasts there are the challenging golf courses of King's Lynn Golf Club and the links courses of Hunstanton and the Royal West Norfolk Golf Club at Brancaster.

## SERVICES CONNECTED

Mains water, electricity, telephone, broadband and sewage to treatment plant (installed in 2021). LPG fired central heating.

## COUNCIL TAX

Band E.

## ENERGY EFFICIENCY RATING

E. Ref:- 0360-2059-1140-2002-8565

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.

## AGENT'S NOTE

The property is freehold.

Viewing by appointment with our King's Lynn Office:  
Bank Chambers, 23 Tuesday Market Place, King's Lynn, PE30 1JJ  
**01553 766741 • kingslynn@sowerbys.com**



These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

**Residential Sales • Lettings • Property Management • Land & New Homes**  
**Burnham Market • Dereham • Fakenham • Holt • Hunstanton • King's Lynn • Norwich • Watton • Wells-next-the-Sea**

Sowerbys Limited is a company registered in England and Wales, company no: 04151583. Registered office: The Granary, The Quay, Wells-next-the-Sea, Norfolk, NR23 1JT  
Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606. Registered office: 54 Westgate, Hunstanton, Norfolk, PE36 5EL