

SOWERBYS

Norfolk Property Specialists



The Old Stores

146 Lynn Road, Roydon, Norfolk, PE32 1AQ

Asking Price of £625,000



Viewing by appointment with our

King's Lynn Office 01553 766741 or kingslynn@sowerbys.com



THE OLD STORES

This charmingly improved period cottage certainly delivers the slice of Norfolk life that you have been looking for. A delightful home for many years, and a reputable interiors shop - The Old Stores is the perfect blend of character and style offering a work-life balance within a popular village setting. The shop and main home cohabit comfortably and are not intrusive with one another. Although the shop and home are connected, various staircases lead to the first floor, allowing them to be used independently, overall the property is approx. 3000sqft.

The most natural entrance to the main home is through a delightful rear garden, where a part glazed covered porch adorned with mature grapevines, welcomes you to the kitchen. The kitchen and dining area is spacious and stylish, conjuring up images of leisurely breakfasts with natural sunlight flooding this well designed and tastefully decorated space. This dining area with restored period fireplace, is the perfect zone to dine with friends and then retire to the cosy snug located next door. A separate and re-modelled sitting room with a vaulted ceiling is also a bright a relaxing sanctuary, and French doors allows access to the main garden. Completing the ground floor of the cottage is a utility room and WC.

Upstairs offers a truly special retreat, ascended by quirky staircases. There are two luxurious bedrooms to the rear, that share a well-appointed shower room. A further generous principal bedroom has an enviable dressing room with freestanding bath. The two rooms to the front are currently configured as part of the shop but offer many possibilities, having been used as bedrooms in the past.

Divided into three spaces, the shop is immersed in character and charm, with a traditional shop front window flooding the main store area with natural light.

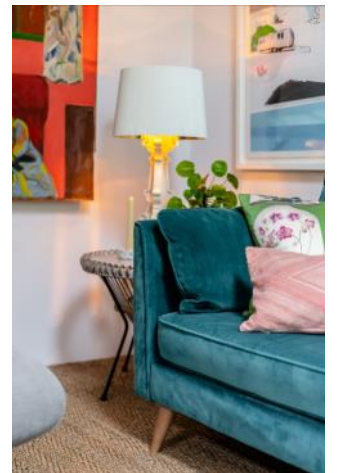
Outside the vendors have created their own oasis, a garden of considerable size running along the rear of the property following a brook on the boundary. A truly magical garden space, which was in fact the perfect setting for the vendors wedding. In addition to an idyllic outdoor dining area, the garden also features a vegetable plot, separate outbuilding, lawned areas and an array of well-established plants. There is off road parking space for the shop to the front, as well as space for two/three cars to the rear.

Offered for sale with no upward chain, it is time for The Old Stores to begin a new chapter.



KEY FEATURES

- Wonderful Residential and Commercial Opportunity
- Beautifully Presented Throughout with Characterful Features
- Versatile Accommodation with Three/Four Bedrooms
- Stunning Kitchen/Dining Room
- Bright Sitting Room and Cosy Snug
- Delightful Rear Garden
- Off Road Parking Space
- No Upward Chain
- Superb Village Location
- Business Available by Separate Negotiation



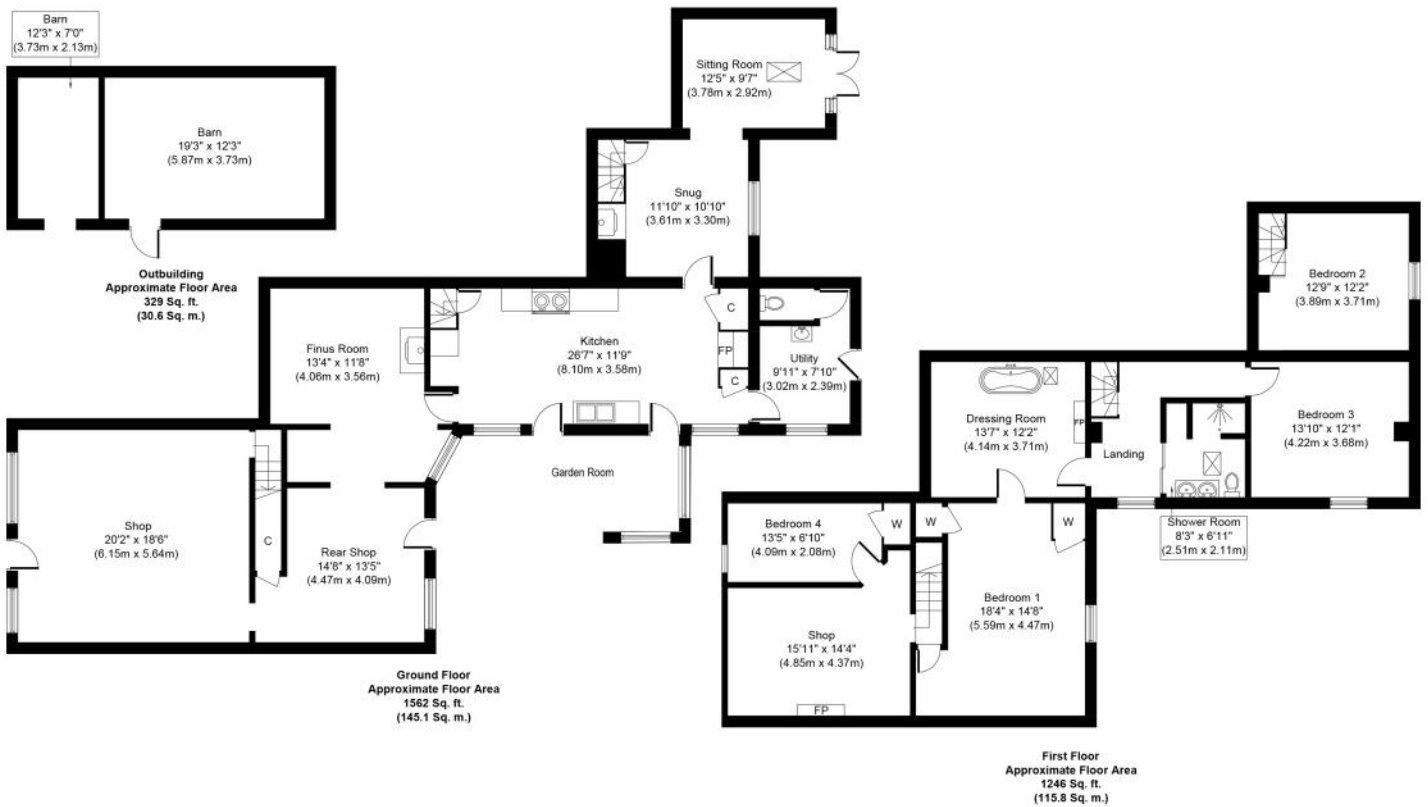












Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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ROYDON

Roydon is a small village to the east of King's Lynn sitting adjacent to Roydon Common National Nature Reserve. Roydon is ideally located, 5 miles from the Sandringham Estate, 10 miles from the nearest beach and six miles from the main town of King's Lynn, with its wide range of shops, superstores and other amenities. King's Lynn has a main line rail link via Cambridge to London King's Cross - 1hour 45 min.

SERVICES CONNECTED

Mains water, electricity, and drainage. Telephone and broadband connected.
Electric radiators and electric heating for hot water.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

House: G. Ref:-2500-8166-0122-0102-3423

Shop: B. Ref:- 6250-0358-5432-3147-7983

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 was re-roofed in 2015/2016, with the chimney being rebuilt. The property has been re-wired between 2018 and 2020. The majority of the windows were replaced in 2020.

Please note that summer photographs have been provided by the vendors.

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



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