



S



THE STORY OF

Bank House

Marshland St. James, Norfolk

SOWERBYS



S

THE STORY OF

Bank House

Middle Drove, Marshland St. James, Norfolk
PE14 8JT



- Five Bedroom Farm House
- Grounds of Approximately Four Acres (stms)
- Three Large Reception Rooms
- Stunning Gardens
- Garden Room
- Views Over Waterways and Countryside
- Range of Outbuildings
Including Double Garage
- Gated Driveway Parking
- Tennis Court
- Income Potential



SOWERBYS KING'S LYNN OFFICE
01553 766741
kingslynn@sowerbys.com

SOWERBYS

SOWERBYS — a new home is just a beginning



“This is our home -
a luxurious family farmhouse.”

Idyllically set, step out of the front door at Bank House, meander through the orchard, take your private gate and stroll along the waterways of West Norfolk.

This generous farmhouse has always been a space for family and friends, having belonged to the same family until 2011 and its more recent custodian since 2020.

Wake up to birdsong, catch a look at the barn owls at dusk and search for shooting stars among our county’s dark skies.

Upon arrival mature grounds extending to approximately four acres welcome you – including the fondly named ‘Patricia’s Field’, after Patricia the donkey who lived there.

The current owners fell for the change of lifestyle this home offered; hoping to enjoy more time in the garden and to run their own glamping-site in its extended plot.





From the peace and tranquillity outside, it's time to step through the front door and into one of three large reception rooms.

The melody of friends and family coming together echoes these rooms; a perfect setting for a summer's party or a winter's night in. Cook up a feast and share a tippie in the bright and airy kitchen. And when it comes to day-to-day family life, a convenient boot room and utility are ready for muddy shoes and wet coats to be thrown off.

“Bank House has been absolutely perfect for entertaining, both inside and out.”

When you want a moment to escape the hustle and bustle of daily life, hideaway in the garden room. Whether it is morning coffee or afternoon tea, this is a spot for a peaceful moment of reflection.

Upstairs five bedrooms - including a main bedroom with en-suite shower room, and a family bathroom - are ready to welcome the whole family. Everyone has their space in this traditional Norfolk farmhouse.





“Our favourite room is the Garden Room, to simply sit and watch the birds in the garden or the pair of barn owls taking flight at dusk.”



Continuing outside is a double garage, recently re-roofed, and additional outbuildings which cover the practicalities of everyday life and offers a great potential to be used fully.

The grounds wrap around the house and encompasses a lawn with mature borders of trees, plants and shrubs, an orchard of fruit trees, vegetable beds, chicken coops and a tarmac tennis court.



“Here we have so much better access to nature and all its glory.”

On the land opposite the house the owners have worked hard to create a glamping site, adding furnished shepherd’s huts. The site has an electrical and water supply, its own drainage treatment facility, and a visitor car park so it is ready to be opened for bookings by the new owner.



For complete privacy, a gated driveway provides parking off the road for several vehicles.

Bank House is exactly what it says, a home on the banks of Norfolk’s waterways with far reaching views across farmland beyond.

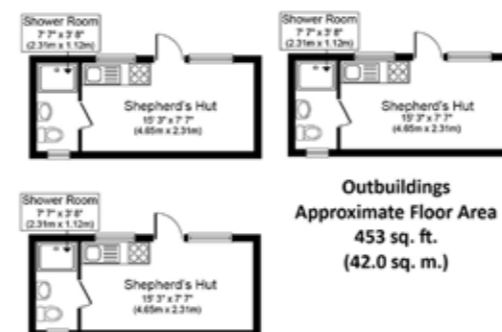




First Floor
 Approximate Floor Area
 1,174 sq. ft.
 (109.1 sq. m.)



Ground Floor
 Approximate Floor Area
 1,918 sq. ft.
 (178.2 sq. m.)



Outbuildings
 Approximate Floor Area
 453 sq. ft.
 (42.0 sq. m.)



Outbuilding
 Approximate Floor Area
 1,352 sq. ft.
 (125.6 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.

Copyright V360 Ltd 2022 | www.houseviz.com

ALL THE REASONS

Marshland St. James

IN NORFOLK
IS THE PLACE TO CALL HOME



With two schools close and only seven miles from King's Lynn, Marshland St James is ideal for family life.

and professional, a swimming pool, library, good schools- including the highly thought of Wisbech Grammar School, and a Salvation Army hall. Peterborough is 30 minutes away with its national rail links.

King's Lynn has an excellent variety of shops, supermarkets, restaurants, ten-pin bowling alley, swimming pool, football club, cinema, theatre and three impressive churches. There are many services within the town including the Queen Elizabeth Hospital, police station, fire station, primary schools, three secondary schools, a college and a library.

King's Lynn has a direct rail link to Kings Cross via Cambridge approx. 1 hour 40 minutes. Downham Market, approximately 8.6 miles away, is one of Norfolk's oldest market towns and has a good range of shops, a busy market on Fridays and Saturdays and a main line railway station to King's Lynn, Cambridge, and London Kings Cross.

There is a primary and junior school close by and a new village hall and community centre. Watlington Station is approximately six miles away, with direct links to King's Lynn, Cambridge and London King's Cross. Terrington St John is two miles away with a primary school, doctor's surgery and pharmacy, police station, village garage, village store, pub, restaurant and fish and chip shop.

The village also has very good bus connections to King's Lynn and Peterborough. Wisbech is an attractive and historic market town commonly known as the Capital of the Fens.

In the area there is very good walking and cycling, farm shops nearby, theatre - amateur



Note from the Vendor



“We often take the private gate from the orchard, out onto the river bank, and soak up those big skies of Norfolk.”

THE VENDOR



SERVICES CONNECTED

Mains water and electricity. Drainage via waste treatment facility. Heating via oil.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

D. Ref:- 8192-8638-2729-5496-9213

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.

SOWERBYS



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606. Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL