



THE STORY OF

Lavender Farm

Salters Lode, Norfolk

SOWERBYS



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Lavender Farm

Downham Road, Salters Lode, Norfolk
PE38 0BA

Detached Five Bedroom
Barn Style Family Home

Three Bathrooms and En-Suite

Open Plan Kitchen/Dining/Sitting Room

Carport Garage and Workshop

5.5 acre field and 0.5 acre Main Garden

Spacious Lounge

Garden Inspired by a
Famous Chelsea Flower Show Exhibitor

Beautiful Walks on Your Doorstep

Versatile Accommodation

Full Fibre Connected to the Property

SOWERBYS KING'S LYNN OFFICE

01553 766741

kingslynn@sowerbys.com



“Everything about this property is amazing.”

With a primary garden measuring half an acre (stms), and a further five and half acre field (stms), Lavender Farm has offered the current owners quite a diverse lifestyle. It has, arguably, seen them make the transition from town folk, or townies, to those enjoying country life, devoting themselves to animal and land husbandry.

As the name suggest, Lavender Farm has

become exactly that - a home farm. The current owners fashioned the property to create a different way of living; from keeping chickens to growing vegetables, this property certainly offers the ‘good life’.

The property impresses further with its wow factor garden based on a design by well-known garden designer Thomas Hoblyn.





From the minute you turn into the drive, a sense of space and privacy becomes immediately apparent.

Sympathetically designed to look like a barn but catering for the 21st century style of living. This home offers much, accommodating those who need to work from home, to multi-generational living and even equestrian facilities.

“We have such space for more here.”

Through the front door is the hub of this home – an open plan kitchen/dining room/sitting area and all other reception rooms and bedrooms can be accessed from this impressive area. If you love to cook and entertain it can be embraced with ease and in style. The sitting room overlooking the garden and fields beyond create a real sense of serenity and comfort without feeling confined.

For those who struggle with stairs, the ground floor bedroom, with the bathroom next door, will adhere to those needs. There is also a further shower room at the other end of the property, so if you been out working on the field, or have taken the dogs for a walk, this useful space will refrain any debris from entering the rest of the property.





The outside space has been cleverly divided. To the front there is ample parking space for multiple vehicles and the large carport, garage and further workshop beyond will provide plenty of space for either a conversion to an annex (subject to planning permission).

The gardens have been influenced by a design by Thomas Hoblyn – a renowned garden designer who frequently exhibits at the Chelsea Flower Show. The Fenland inspired garden houses a variety of rare plants, some of which no longer feature on the Fenland scene. The other five-and-a-half acres provide an orchard, chicken coups and so much more.

“Field views and beautiful big skies.”

If you are looking for a property that is a complete change of lifestyle, or one that can provide equestrian facilities, Lavender Farm is the ideal family home designed to cope with a variety of needs.



“To go from a town life to country living, with such a focus on our farming, is a real transformation.”



Ground Floor
Approximate Floor Area
2380 sq. ft
(219.25 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.

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ALL THE REASONS



Salter's Lode

IN NORFOLK
IS THE PLACE TO CALL HOME



The small village of Salter's Lode is located only 1.7 miles from the train station in Downham Market.

many beautiful buildings which still line the historic quarter.

Originally named Bishop's Lynn, during the reign of Henry VIII the town was surrendered to the crown and took the name King's Lynn. During the 14th century, Lynn was England's most important port, dominated by the Hanseatic League. Although the growth of London later eroded the port's importance, ship-building and fishing became prominent industries, the latter of which is documented at True's Yard Museum.

Downham Market is one of Norfolk's oldest market towns and it can be traced back to Saxon times. The town has a good range of shops and a busy market on Fridays and Saturdays. There are many attractive houses and buildings and an unusual gothic black and white town clock.

The mainline railway station has links to Ely, Cambridge and to London King's Cross (1 hour and 30 minutes). It is an ideal place for walking or cycling and the peaceful waterways are excellent for boating and fishing.

With more than 400 listed buildings, two warehouses – Hanse House and Marriott's Warehouse – still stand in the centre of the town, along with King's Lynn Minster and Custom House. These have appeared as stars of the screen in numerous period dramas and it's not unusual to spot a camera crew and cast on location.

King's Lynn is 15 miles away and is perched on the banks of the River Ouse. It has been a centre of trade and industry since the Middle Ages, and its rich history is reflected in the



Note from the Vendor



“We love a short journey to Stow Bardolph's Church Farm, it's where we got our goats from.”

THE VENDOR



SERVICES CONNECTED

Mains water and electricity. Drainage via Clargester.
Gas fired central heating with underfloor heating to the ground floor.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

D. Ref:- 0350-2690-6160-2522-7781

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



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