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THE STORY OF
The Stone House

South Wootton, Norfolk

SOWERBYS



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The Stone House

31 Grimston Road, South Wootton, Norfolk
PE30 3HT

Brick and Carrstone House
Dating Back to Early 1900s

Open Plan Kitchen/Dining Room and Sitting
Area with Bi-Fold Door to Rear Garden

Gym and Separate Formal Dining Room

Bright and Airy Lounge plus an Open Fire Place

Four Double Bedrooms

Walk Through Dressing Room and
En-Suite to Principal Bedroom

Double Garage and
Ample Off-Street Parking

Close proximity to Sandringham Estate
and Norfolk Coast

Private Garden

Half an Acre (stms) Plot

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“The kitchen is the ideal hosting area, it’s such a great family space too.”

One could easily drive past this property without even realising that anything could hide behind the tree line to the front. However, from the minute you enter onto the sweeping driveway, the Carrstone exterior of the property stands out for all the right reasons – a true Norfolk home.

Inside the property has been fully revamped and modernised, and for those who are looking for a home which can cater for the multi-generational way of living – The Stone House can easily meet

those demands with the potential for a fully self-contained annex.

The current owners call the open plan kitchen dining room “the heart of the house” - it is the perfect space for the family to come together. The kitchen has also been designed to allow those budding chefs to put their culinary skills to the test without feeling excluded from the family. In addition, bi-fold doors create a wonderful synergy between the two spaces.







If your body is a temple, there is a well-appointed gym to keep fit in and for teenagers that need their own space, the ground floor bedroom will give them all the privacy that they crave.

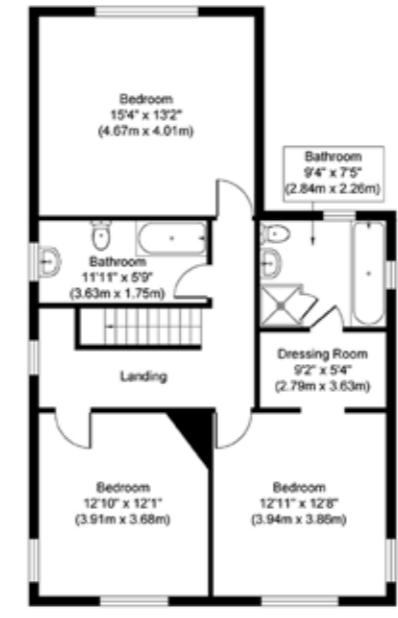
When the cooking and entertaining is finished, the sitting room with its open fire place offers a welcome and calm space to retreat to.

The property continues to deliver well-proportioned rooms upstairs with a generous principal bedroom which has access to a walk-through dressing room and an en-suite.

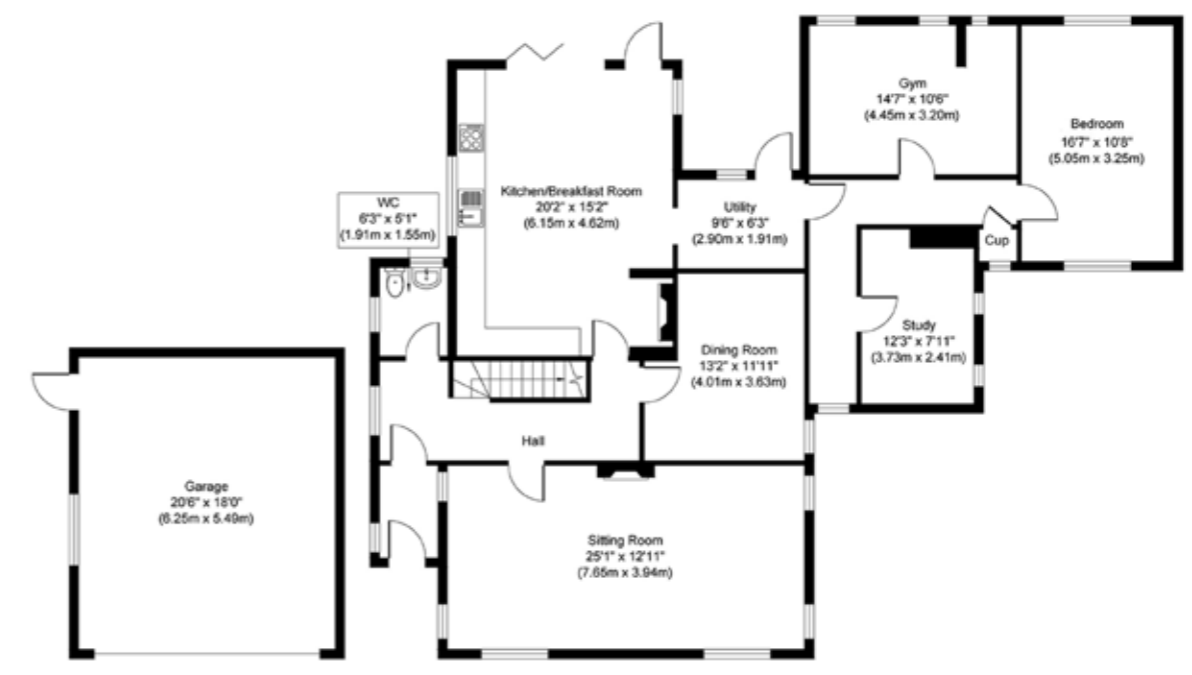
“A spacious, Carrstone home with lots of character.”

The outside space is of low maintenance. A long private driveway leading to the double garage will provide ample off-street parking. There is even potential for a building plot on the garden to the front of the property (subject to planning). Established laid-to-lawn garden, mature trees and a patio area to the rear of the property create a perfect setting for a family of all ages to enjoy.





First Floor
 Approximate Floor Area
 862 sq. ft
 (80.08 sq. m)



Garage
 Approximate Floor Area
 369 sq. ft
 (34.28 sq. m)

Ground Floor
 Approximate Floor Area
 1584 sq. ft
 (147.15 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



South Wootton

IN NORFOLK
IS THE PLACE TO CALL HOME



On the outskirts of King's Lynn, South Wootton has many schools, shopping and leisure facilities. There is also a mainline link from King's Lynn to London King's Cross - approx 1hr 40mins.

Sandringham Estate is nearby with the Royal residence at Sandringham House and attractive walks through the woods. Slightly further away is the North West Norfolk coastline with its beautiful, long sandy beaches.

For the golf enthusiasts, the King's Lynn Golf Club is close by and the challenging links courses of Hunstanton Golf Club and The Royal and West Norfolk Golf Club at Brancaster are not far away.

Perched on the banks of the River Ouse, King's Lynn has been a centre of trade and

industry since the Middle Ages, and its rich history is reflected in the 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.

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.



Note from the Vendor



Sandringham Estate is only a short car journey from South Wootton.

“We love a short drive to the Sandringham Estate for great woodland walks.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity, gas and drainage. Gas central heating.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

D. Ref:- 8909-2663-0629-6597-3653

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.

AGENT'S NOTE

A restrictive covenant – no dwelling can be erected to the land to the rear of the property.

TPO on the tree to the far right corner as you go out from the property

SOWERBYS



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