



THE STORY OF

# Blandings

*Barton Bendish, Norfolk*

SOWERBYS



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Church Road, Barton Bendish,  
PE33 9GF



Substantial Equestrian Facilities

No Onward Chain

12.5 Acres (STMS)

Four Bedroom Family Home

Oversize Double Garage

Log Burner

Picturesque Village Location

Sand Gallop



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“Many years of loving memories forged among the grounds.”

With forward elevations featuring brick and flint finish and tall arched window recesses, there is a chapel like appearance to Blandings and it is evident that during its concept and construction in the late 80’s, it was to be sympathetic of the surroundings, so as to nestle seamlessly within the pages of history.

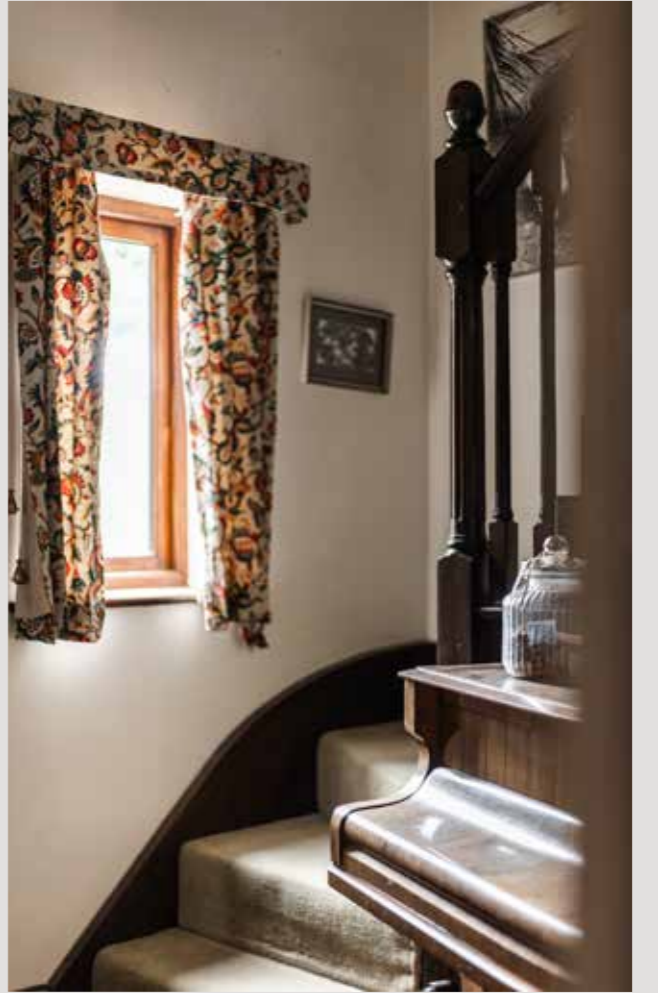
Having been occupied by the same family since its completion, there have been many years of loving memories forged among the grounds.

Occupying a substantial footprint of its own, this cleverly designed home lends itself superbly to an active lifestyle of entertaining and outdoor adventures,

but also to the versatile needs of modern family life. Multiple generous reception rooms including a kitchen/ breakfast room, dining room and sitting room, combine with some brilliantly practical additional spaces, such as the utility room and walk-in pantry to the rear, which are connected by a covered walk-way to an outside WC, store and oversized double garage.

To the first floor are three double bedrooms, two of which are served by a shared en-suite room and have built-in cupboard space, with the remaining double and single having use of the family bathroom with free-standing roll topped bath.









Outside the house sits comfortably within its plot with garden and off road parking to both front and rear, plus a wonderful patio area tucked between the elevations on three sides, providing a sheltered location ideal for alfresco dining or just a morning coffee watching the horses greet the day.

Accessed either from the residence or its own separate entrance, the adjacent land measures in the region of twelve and a half acres (SMTS). The soft gallop around the edge of the acreage is perfect for leg stretches for young horses, whilst remaining within their own surroundings. The stable block is exceptionally well-kept and is divided into sixteen separate stables, which can be used for foaling boxes, hay store, feed rooms and tack rooms, but the dimensions are such that there is flexibility in their function. Post and rail fencing surrounds three paddocks with the remaining land open to further sub-division for requirement and is accompanied by a horse walker, which is great for exercising the horses.

In addition to scenic rural walks right from the doorstep, around ten minutes down the road Drymere Woods is a great spot for hacking, hiking and letting children or furry friends have a run around.

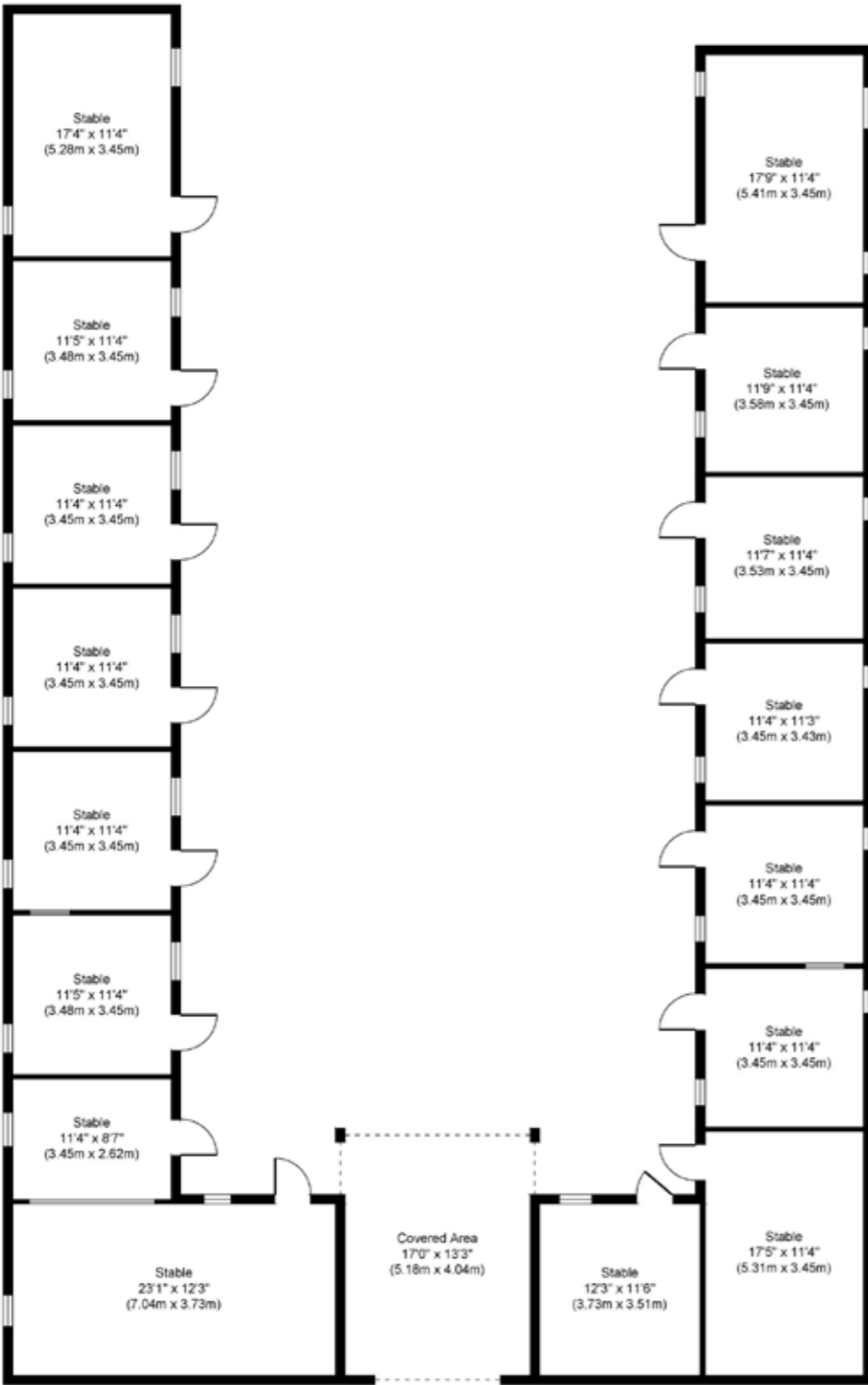
Situated approximately one hour from the famous Norfolk coast, whether heading for a stroll or even a ride as is done annually by The Royal Household Cavalry on the Holkham Estate, there is so much to discover for miles of open beach, woodland and seaside communities.

Once again, for the interests of the equestrian audience the well renowned 'Forest Edge' competition centre is within easy reach just outside the nearby market town of Swaffham. In addition to this, the location of Blandings is at a centre point for many equestrian centres for all disciplines.

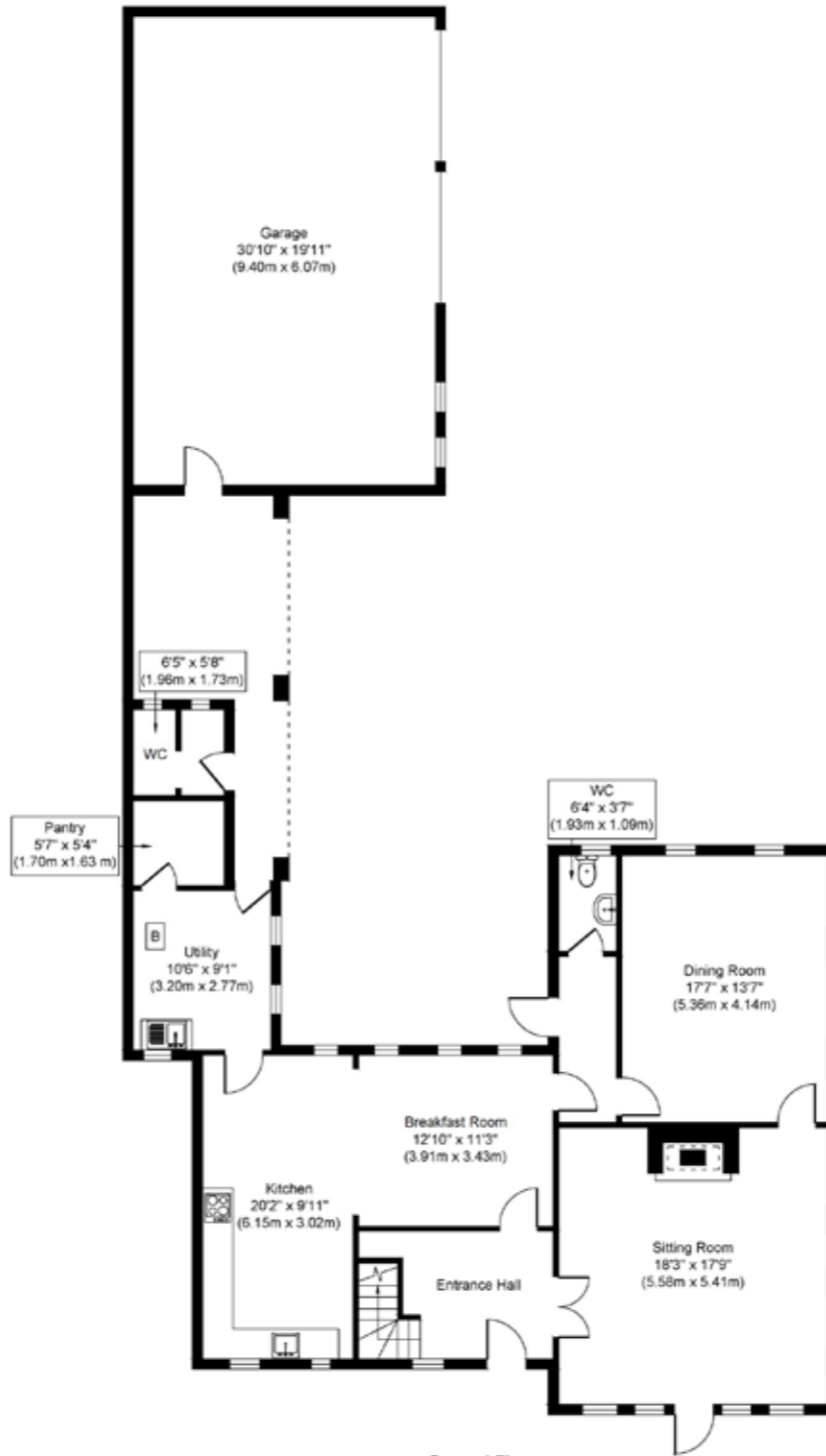
In all, this is a generously proportioned family home with character, charm and an abundance of outside space to explore.



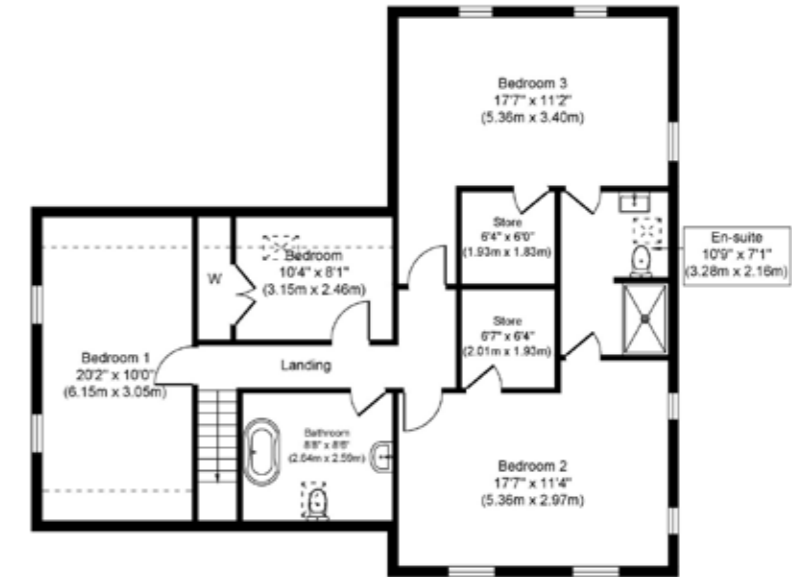
“Living here enabled me to pursue my equestrian dream.”



**Stables**  
 Approximate Floor Area  
 2462 sq. ft  
 (228.72 sq. m)



**Ground Floor**  
 Approximate Floor Area  
 1893 sq. ft  
 (175.86 sq. m)



**First Floor**  
 Approximate Floor Area  
 1110 sq. ft  
 (103.12 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.

ALL THE REASONS



# Barton Bendish

IN NORFOLK  
IS THE PLACE TO CALL HOME



Barton Bendish is an attractive and friendly village with two churches, St. Andrews and St Mary's, which is thatched and has, according to Pevsner, one of the best Norman doorways in England. The village pub, The Berney Arms, was once called The Spread Eagle and was first recorded in 1836. It now serves bar meals and has a separate restaurant, plus an attractive outdoor area. There is also a Village Hall, which hosts various events throughout the year. Each year the village hosts an 'Open Gardens Day', which attracts many visitors.

Approximately 13 miles 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.

King Street, which runs from Tuesday Market Place to the Custom House, was once known as 'Stockfish Row' for the number of fish merchants that lived there. With a listed building every 26ft, Sir John Betjeman described it as one of the finest walks in England.



With Cambridge, Peterborough and Norwich all within an hour's drive and a direct rail line into London King's Cross arriving in the capital in just 1 hour 40 minutes, King's Lynn continues to attract a growing number of professionals seeking an easy commuter route. It's easy to see the appeal of this central location with a clutch of high street retailers and independent restaurants in the town's Vancouver Centre. The Majestic Cinema and King's Lynn Alive Corn Exchange are the place to catch a film or show, or check out what's on at St George's Guildhall, the UK's largest surviving medieval guildhall, today a vibrant arts centre.

A stunning cluster of Georgian architecture sits to the west of town and the streets surrounding The Walks, a Grade II listed, 17-hectare park where elegant folk once promenaded. Families still enjoy weekend walk or a Sunday concert in the park.

Ideal for those who desire the best of both worlds, Barton Bendish offers rural living whilst perfectly situated to access all that Norfolk has to offer, from beaches to woodlands, and just a stones throw from beautiful market towns.

Note from the Vendor



The land at Blandlings.

"I adore the views from my bedroom, looking out over the stables and land."

THE VENDOR



SERVICES CONNECTED

Mains water, electricity and oil fired central heating. Mains drainage to house.  
Private drainage to soak away for Paddocks.

COUNCIL TAX

Band G.

ENERGY EFFICIENCY RATING

E. Ref:- 9084-3019-3208-0422-3204

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

It has been advised that the presence of Japanese Knotweed has been identified, it is understood to be located in a neighbouring field at the northern boundary of the paddocks. The paddock land and stables are on a separate title deed and benefit from their own access. The open barn to the south-east corner of the stable block will not be included within the sale.

It is the vendor's intention to place an overage on the paddock land.



# SOWERBYS



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