



THE STORY OF

# Blackberry House

*Southery, Norfolk*

SOWERBYS

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# Blackberry House

9 Church Lane, Southery,  
Norfolk, PE38 0NE

Bespoke Self Build with Three Double Bedrooms

High Quality Finish Throughout

Open-Plan Kitchen/Family Room

Separate Sitting Room

Study or Fourth Bedroom

Potential for Multi-Generational Living  
or a Self-Contained Annexe

Oak Support Double Cart Shed

Enclosed Garden

Rural Village Location

No Onward Chain

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“We built the property 10 years ago,  
designed by ourselves and put to plan by a  
local well-respected architect.”

Designed and built by the current owners ten years ago, with many elements being hand-made by them and using reclaimed materials from the three cottages that used to be on the plot, Blackberry House was tailor-made to accommodate modern family life, whilst retaining the character of a country cottage.

As you open the oak front door, the quality of craftsmanship is immediately apparent, showcased by the double-height entrance hall and hand-crafted oak staircase. The property is centred around an open-plan kitchen, dining and family room. With traditional wood-burner

and bi-fold doors that lead out onto the garden, this is the ideal place to gather as a family. If you wish to retreat away there is a cosy separate sitting room, again with its own wood-burner, where the owners enjoy settling down with a good book. Completing the ground floor is a room that is currently used as a home gym, but could easily be a study, or alternatively a fourth bedroom. Being situated adjacent to a wet room, this part of the home is perfect for multi-generational living or even a self-contained annexe. The utility room, which has its own access to outside, is the ideal space for removing your boots and cleaning off muddy paws after a walk through the countryside.

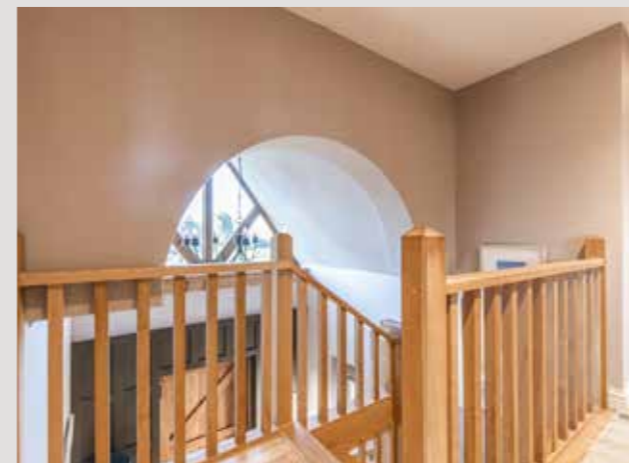


“My favourite spot is the family room in the winter, when the log-burner is going, a roast dinner is in the oven and the room is being enjoyed as a family.”





“We made lots of features in the property ourselves, such as the oak front door, the staircase...”



Upstairs, the galleried landing provides access to the three bedrooms, two of which have built-in wardrobes, and the principal suite enjoys both an en-suite shower room and walk-in wardrobe. The well-appointed family bathroom provides a free-standing bath, plus a separate shower.



“Moving here gave us the perfect living space for our family...”



At the front of the property there is ample parking provided by the brick-weave drive. Through the five bar gate the driveway opens into a large rear courtyard where you will find an oak framed double bay cart shed. Beyond this is the garden, which is securely enclosed and mainly lawned, with a patio seating area and separate area of raised beds and greenhouse, perfect for 'growing your own'.

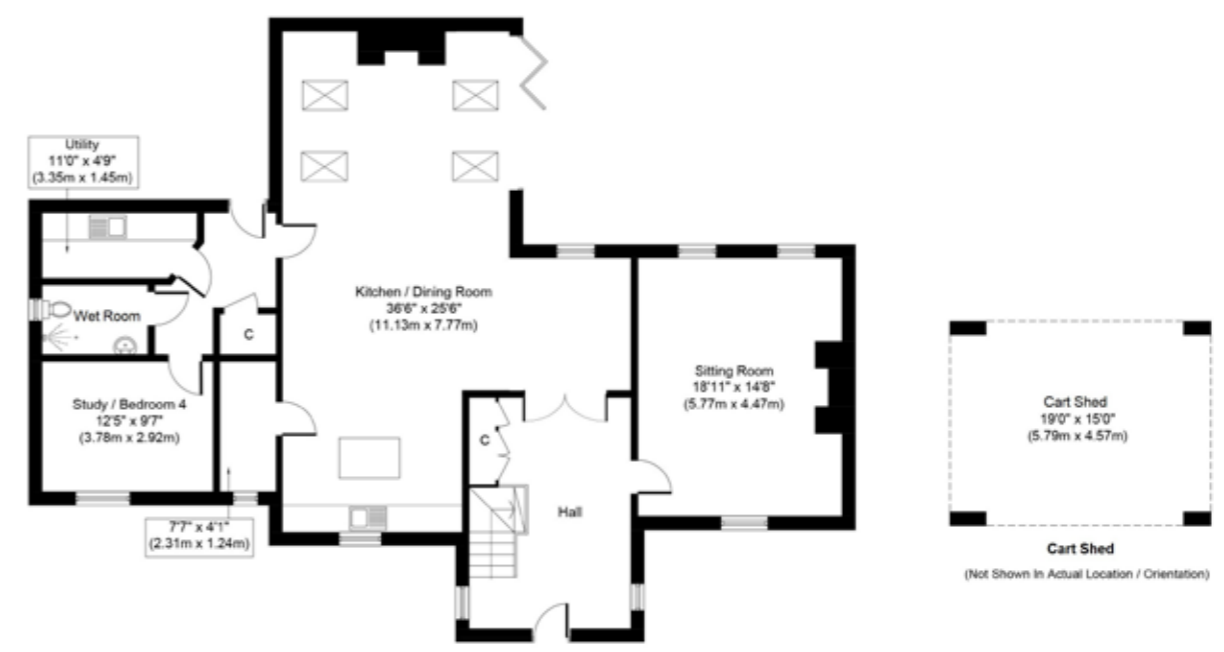
Blackberry House enjoys a corner plot along a quiet lane, with views of St Mary's Church opposite, only a short walk from the heart of this well-served village with its lively community. This is the perfect location from which to take a walk in the countryside and farmland, which surround the village, and finish with a drink in the popular local pub. The village also is centrally placed to explore further afield, including easy access to Ely and Cambridge, the woodland walks of Thetford forest, and the stunning North Norfolk Coast.

This high quality home, offering generous accommodation, is now ready for a new family to make it theirs.

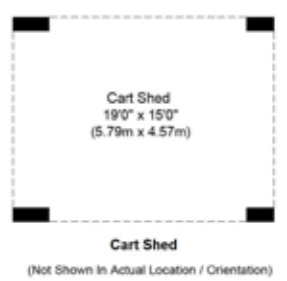




**First Floor**  
 Approximate Floor Area  
 (Excluding Void Area)  
 742 Sq. ft.  
 (68.9 Sq. m.)



**Ground Floor**  
 Approximate Floor Area  
 1514 Sq. ft.  
 (140.7 Sq. m.)



(Not Shown in Actual Location / Orientation)

“Formerly there were three cottages on the plot. We reclaimed as many building materials as we could to build a modern home that retained some character.”

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



# Southery

IN NORFOLK  
IS THE PLACE TO CALL HOME



Surrounded by fens, the pretty, peaceful village of Southery rests due south of the bustling historic port town of King's

Lynn, amongst a prominent patchwork of rich agricultural fields and woven between the tapestry of former marshland dykes from whence it derived its Old English name - the 'Southern Island'.

The village ably provides the necessary amenities to enjoy a modern rural lifestyle, with a village shop, hairdressers, a garage, an academy school for children ages 4-11 and a welcoming local pub and restaurant, which states it is 'more than just a pub for drinking and eating, it's a place to foster community and connect people across generations'.

The local village hall hosts regular events throughout the year such as a bingo, quiz nights, monthly W.I meetings and fitness sessions. Just down the road from here is the recreation ground with a children's playpark.

Bask in the joys and beauty of a rural countryside lifestyle, but with the ability to remain well-connected with rail links nearby. Nestled close to the historic port town of King's Lynn and the amenities of Downham Market, Southery is within reach of the bustle of world-famous Cambridge and the pretty city of Ely, the UK's second smallest city. With the harmony of these lifestyles, this peaceful village is the perfect place to call home.



Note from the Vendor



Blackberry House

“We love our friends and neighbours who make this little lane a fantastic community.”

THE VENDOR



**SERVICES CONNECTED**

Mains water, electricity and drainage. Heating via air source heat pump.

**COUNCIL TAX**

Band E.

**ENERGY EFFICIENCY RATING**

B. Ref:- 3100-6031-2522-3492-0973

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.

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# SOWERBYS



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