



THE STORY OF

# 3 Old Post Office Court

*Harpley, Norfolk*

**SOWERBYS**



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# 3 Old Post Office Court

Harpley, King's Lynn,  
PE31 6GW

Four Double Bedrooms

Two En-Suites

Multiple Reception Rooms

Ground Floor Living

Village Location

Double Garage

Off Road Parking

Beautifully Presented

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“A spacious house in a quiet, rural village setting.”

Take a morning stroll around the village, head over to Houghton Hall for an afternoon of history and heritage and round off the day with an evening meal at the local pub, before snuggling up to catch the last of the sunset and the sparkling of the stars from the sun room.

A deceptively spacious bundle of brilliance in a quiet rural setting within easy reach of local amenities and memorable days out, discovering the best bits of this stunning county.

Upon first approach the forward elevations do little to convey the scale of what lies beyond the doorway but step

inside and slowly the expanse of this home is unveiled.

Originally built by renowned local developers 'Bullock Homes', the current owners have thoroughly appreciated the longevity and flexibility afforded by the home's clever design. Multiple reception rooms provide a balance between open-plan spaces complemented by places for retreat and privacy, coupled with the presence of a large ground floor double bedroom, with en-suite and walk-in wardrobe.





To the rear of the property the main living areas blend brilliantly into the generous garden, with multiple doors allowing roaming access to the outside – great for entertaining in the warmer seasons.

The combined space of the kitchen/dining room and sun room offers a brilliant hub for everyone to gather throughout the day, whilst the neighbouring sitting room provides a cosy getaway.

A separate study is superb for home working, quiet reflection or perhaps somewhere for the children to have their own space.



“Our favourite spot is the open kitchen into the sun room, looking on to the garden.”





In addition to the ground floor bedroom suite, there are three further double bedrooms upstairs, one of which also enjoying an en-suite shower room, whilst all have use of a family bathroom.



“Moving here gave us a new perspective on retired life.”

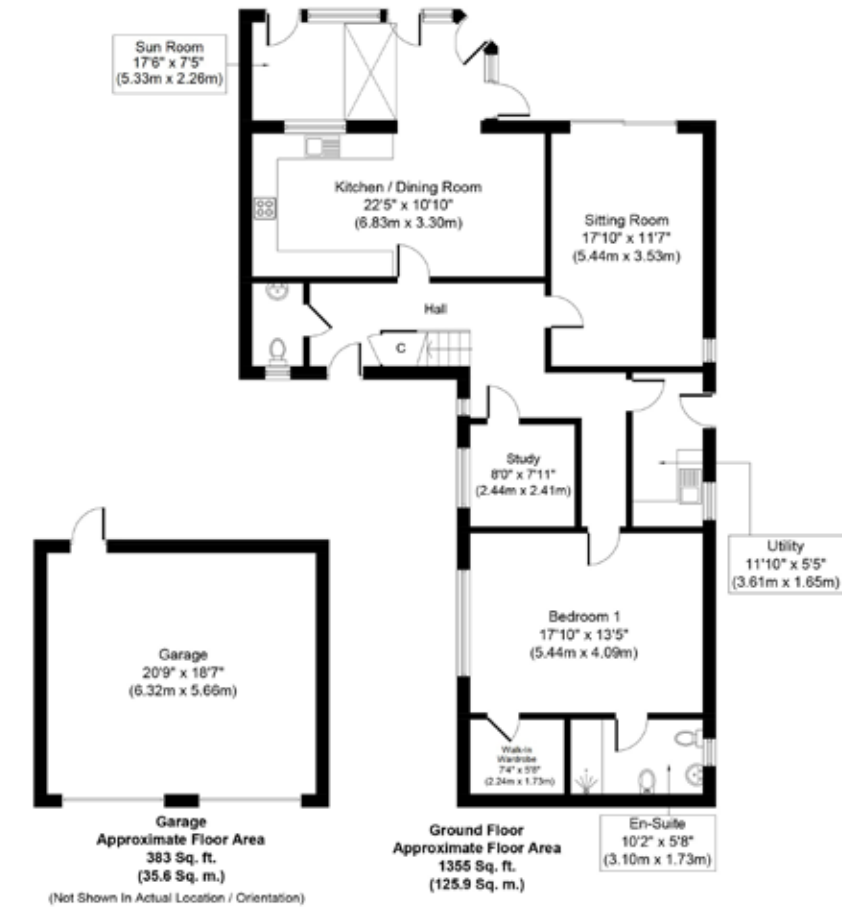
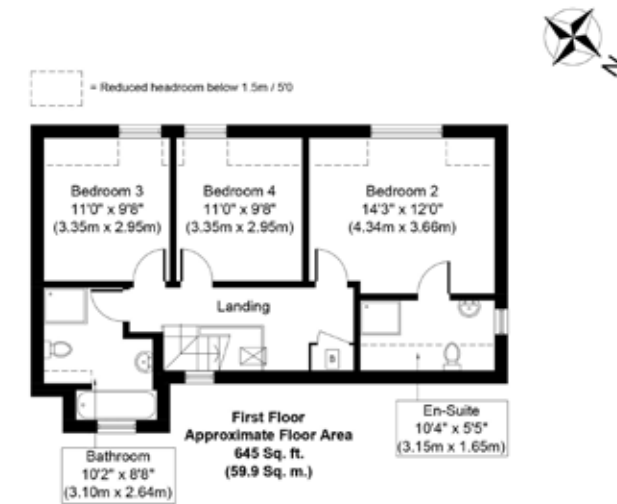




The garden extends to approximately 120ft x 35ft (36.5m x 10.6m), lending ample room to green fingered adventures. A double garage is perfect for keeping the frost off the cars or storing the bikes and beach gear.

Home for 15 years it is with a heavy heart that the vendors look to say farewell to a community they have immersed themselves in and welcomed friends and family to visit for a little taste of the country pace of life.

“We’ve expanded the living area to take in more of the garden.”



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



# Harpley

IN NORFOLK  
IS THE PLACE TO CALL HOME



A small village between King's Lynn and Fakenham, Harpley is conveniently located close to the A148 with excellent links to

King's Lynn, Norwich and further afield. It's also within easy reach of the beautiful north Norfolk coast. The village itself is bordered by Peddars Way, the ancient trade route linking Suffolk with Holme-next-the-Sea in north Norfolk. Once used by Romans to move troops, today it provides a wealth of walking and cycling routes around rural Norfolk. There's plenty of history to discover here: north west of the village are remains of Bronze Age round barrows, and a Neolithic long barrow stands on Harpley Common.

The Rose and Crown is in the village centre, a welcoming village pub serving excellent food, popular with locals and visitors alike. There's also a village hall and a primary school, and local shops can be found nearby at East Rudham, Great Massingham and Bircham.

Harpley dates to the time of Domesday Book – take a stroll around the village to take in the many historic buildings. St Lawrence Church features beautiful carvings including the south door, thought to be one of the finest examples in the country.



Note from the Vendor



The garden at 3 Old Post Office Court

“The sun room faces south-west so we get sunlight and warmth from midday until late afternoon, depending on the time of year.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity and drainage. Heating via oil central heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

C. Ref:- 0537-5329-0200-0228-3296

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.

LOCATION

What3words: ///singles.deck.manly

AGENT'S NOTE

Maintenance of the shared access driveway and courtyard turning area is shared between three properties.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

# SOWERBYS



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