



Crown House
Fincham | Norfolk | PE33 9EJ

WONDERFUL FAMILY HOME



Crown House is a superb detached 6-bedroom property with a rich history and an abundance of character and charm. The property has the added benefit of a large one-bedroom self-contained annexe, a swimming pool within a courtyard and large gardens.







- Six Bedroom Detached Property
- An Abundance of Original Features
- Wine Cellar
- Four Reception Rooms
- Spacious Self Contained One Bedroom Annex
- Private Gated Driveway
- Swimming Pool
- Large Gardens
- Total Accommodation Extends to 5379sq.ft
- Energy Rating F

A Tale to Tell

When the current owners moved into Crown House almost two decades ago, they could see it was a loved family house. However, it needed some TLC, and they set to work transforming it into a welcoming and functional home. The property's history can be traced back to 1736, clearly marked on a village map. Many of the original features from when it was a pub remain and can be seen from room to room, despite The Crown closing during the 1960s. This gives Crown House a traditional, unique, historic feel that's hard to replicate in other properties. When asked to describe the property in three words, the current owners chose "wonderful family home", which is certainly accurate.

This home has a lot of history associated with it, and many old photographs are available to see how the property once looked. The current owners also have a list of past landlords and landladies dating back to the early 1800s. You get a real sense of the property's place in the local community.

Friendly and Fun

The house has six large double bedrooms, two of which are en suite, and a main bathroom upstairs. Downstairs there's a shower room and another WC. It's a property that is ideal for a large family, and there's no shortage of room for guests. It also boasts a study, a large cellar, four reception rooms, a reasonably large kitchen/diner, a boot room, a laundry room, and a garage. There is also an additional bedroom in an annexe with a bathroom, kitchen, lounge/diner and sunroom. This outbuilding looks out over the swimming pool area and garden. If there's one thing that Crown House has in abundance, it's space.

What would have been the two main pub rooms at the front of the house are of early Georgian origin, with aspects of the original character still visible. Similarly, what would have been the pub cellar retains much of its original features. This history and character are felt throughout the home, and there's a definite charm as you move from room to room. One of the key features of the house is the snug, with its original Norfolk Pamment tile floor and restored lime-plastered walls and fireplace. Once upon a time, this room would have been the kitchen, and you can still see where the cooking range was situated, along with access to the coal store.



Attention to Detail

To the rear of the property is a walled garden set back from the road. It boasts a good selection of mature shrubs and small trees and is a peaceful garden to relax in. The sun reaches the garden for most of the day, and it's the ideal place to soak up the sun. There is also a sheltered and walled courtyard with a swimming pool, a feature that adds something special to family life. Though Crown House is not listed, it sits at the heart of the Fincham Conservation area.

Property is subject to restrictive conditions. Located in Fincham, the house is close to a village pub, bar and restaurant, a church, a shop, and other amenities. There is also a village hall with a programme of events, including regular cinema films. Slightly further afield, you will find Downham Market and Swaffham., where you will find larger supermarkets, independent shops and a range of impressive restaurants. There are good rail links to Ely and Cambridge, and you can reach London in 90 minutes. Cambridge, Norwich and Peterborough are only one hour away by car, and the beaches of the North Norfolk coast are a little over 30 minutes away if you feel like enjoying some of the country's best beaches.















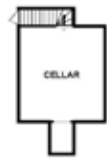








BASEMENT
149 sq. ft. (13.7 sq. m.) approx.



GROUND FLOOR
329 sq. ft. (30.5 sq. m.) approx.



1ST FLOOR
149 sq. ft. (13.7 sq. m.) approx.



2ND FLOOR
131 sq. ft. (12.1 sq. m.) approx.



TOTAL FLOOR AREA : 5379 sq.ft. (499.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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On Your Doorstep...

Fincham is a small village about six miles east of Downham Market with its direct rail link to London, nine miles west of Swaffham, and twelve miles south of King's Lynn. It has a pub, a restaurant and a church: the traditional country pub, The Swan also serves food, and the church of St. Martin's was built during the Middle Ages and was renovated extensively by the Victorians.

How Far Is It To?...

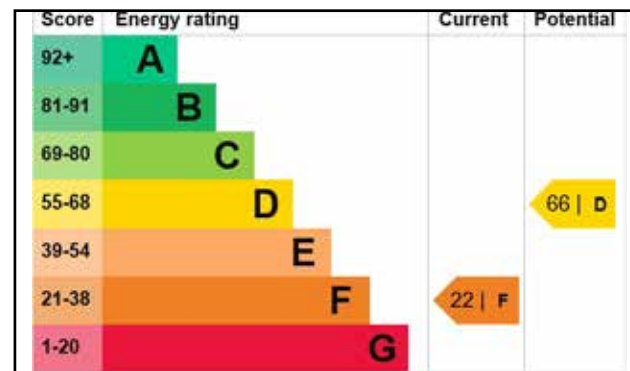
Downham Market is 5 miles to the west of Fincham. It has excellent rail links to Cambridge (35 mins) and London (1 hr 25 mins), a leisure centre, an Academy school and good shopping facilities. The cathedral city of Norwich, with its fine restaurants, shopping malls and cultural events throughout the year, is 37 miles to the east. The North Norfolk coast, an area of outstanding natural beauty, with miles of sandy beaches is some 35 miles away.

Services

LPG Boilers, Mains - Water & Drainage
 Kings Lynn and West Norfolk Borough Council
 Council Tax Band E

Tenure

Freehold



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FOUNDATION

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