



## Croft House

Main Street | Welney | PE14 9RB

FINE & COUNTRY

# ENDLESS OPPORTUNITIES



Fine and Country are delighted to showcase a stunning five bedroom detached Victorian period property, having been lovingly restored with an abundance of character and charm by its current owners. This five-bedroom home includes an independent building of over 1000 square feet which in fact pre-dates the main house. The current owners use this building as a professional music recording studio, but it could be put to many other uses such as yoga studio, gym, office, artist studio, billiard room or any of these combined. The house is set back from the road and has plenty of off-road parking, three wonderfully spacious reception rooms with original period features, a stunning kitchen-breakfast room and courtyard garden area to the rear.



Cross House





### Character and Charm

Croft House is a rural, authentic and unique property, and it's easy to see why it's been such a hit with guests over the years. Having purchased the property in 2014, the current owners have put a lot of time and energy into restoring the house to its former glory. Though they haven't lived in the property themselves, it has been a successful holiday let, welcoming guests from far and wide over the years. The history of the house within the village made the owners instantly fall in love with this one-of-a-kind home, as well as its feel-good factor. They describe it as convivial and uncomplicated, exactly what you want from a property.

This spacious property boasts 1702 sq.ft in and the Studio extends to 1084sq. ft so you certainly won't be short of room. Whether you move into the home yourself or continue using it as a holiday let, Croft House is a place to relax, unwind and enjoy everything the surrounding area offers. The current owners describe Croft House as "spacious, convivial and flowy"; we couldn't agree more. This home needs to be seen, especially if you are looking for a property with a lot of character and charm.

### Original Victorian Features

There are a lot of original features to enjoy throughout this Victorian property. As you move from room to room, you will get a sense of just how special the home is. Though certainly different in many aspects, each room seamlessly flows to the next. There have been clear design choices made in Croft House, but this doesn't take away from ensuring that every room is a unique space; the current owners have found the perfect balance. With five good-sized bedrooms and two joined living rooms, there is a lot of space to enjoy life as a family at Croft House. There's also a large family bathroom and an ensuite in the master bedroom, guaranteeing enough space for everyone to live comfortably.

As well as the main house, the property boasts a studio in another building. During the property restoration, the owners transformed this space into a professional music recording studio. It was a fully working recording studio pre-pandemic, and since then, it has been used as an office for the current owners to run two companies. It's a versatile and bespoke space; you can transform it into whatever you want.

### Glorious Countryside Surrounds

The living rooms are favourites of the current owners, as they are a good size and there is a clear flow from one to the other. Elsewhere, the kitchen is a room to marvel at. It's large and fully equipped with everything you need, regardless of whether you are a keen cook or prefer to keep things simple. Outside is a gorgeous original Victorian railing and a beautiful garden to enjoy. It's a wonderful place to enjoy the area's tranquillity, peace and quiet.

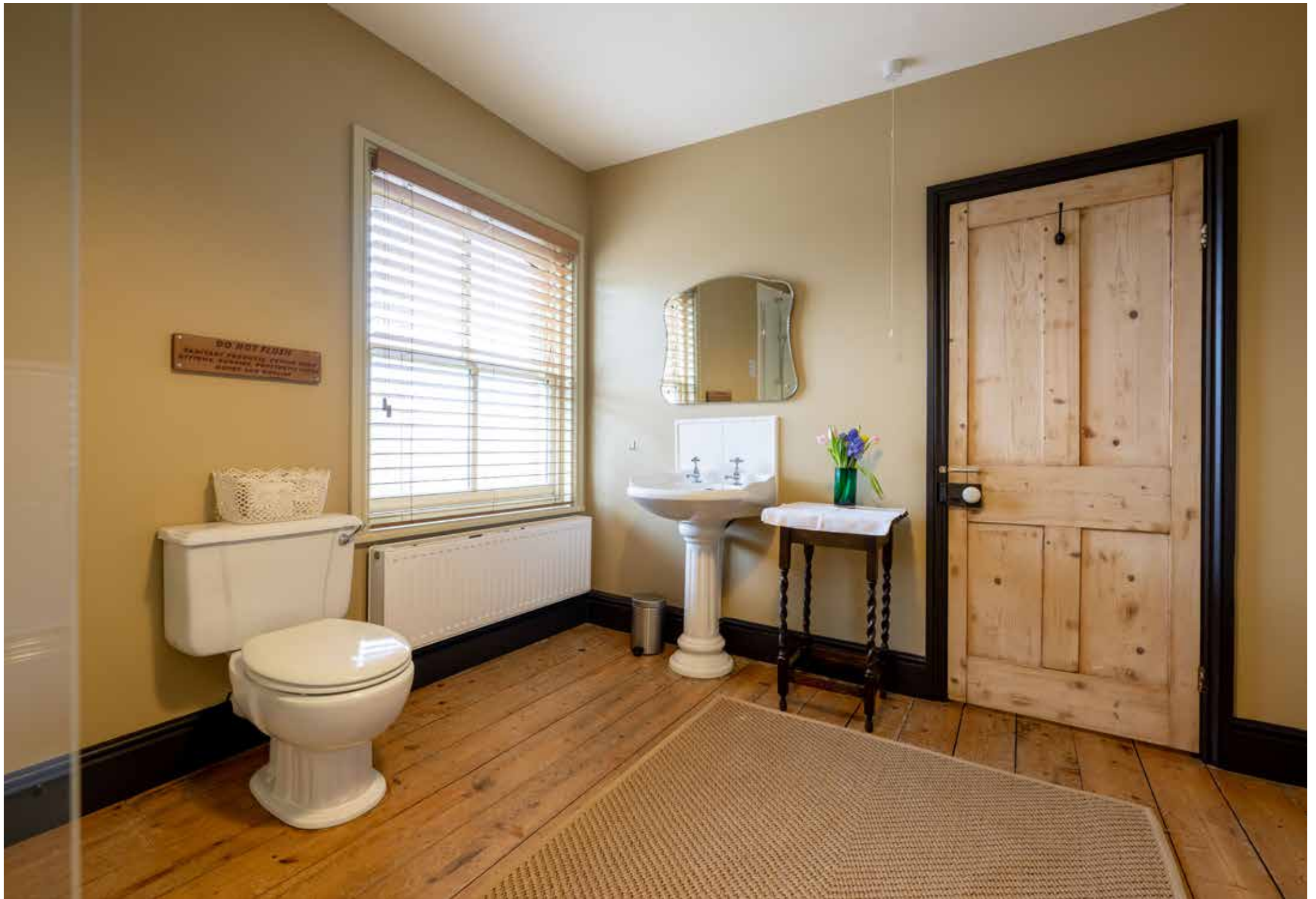
The countryside surrounding Croft House is glorious, and you get a sense of being surrounded by nature and greenery. It's an ideal location for nature lovers, sunsets and migratory birds. Croft House stands out from other properties in the area, especially with the locals. Many people still remember when it was a trading shop many years ago.













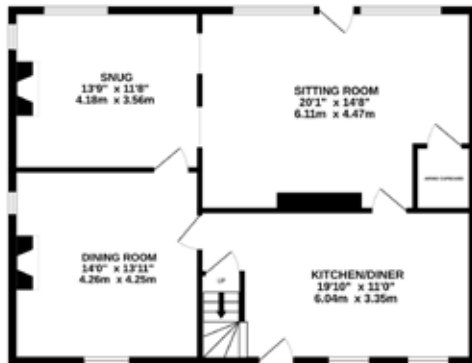




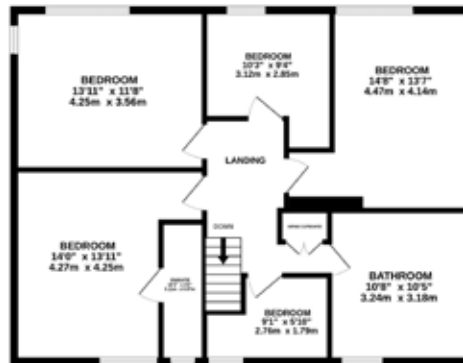




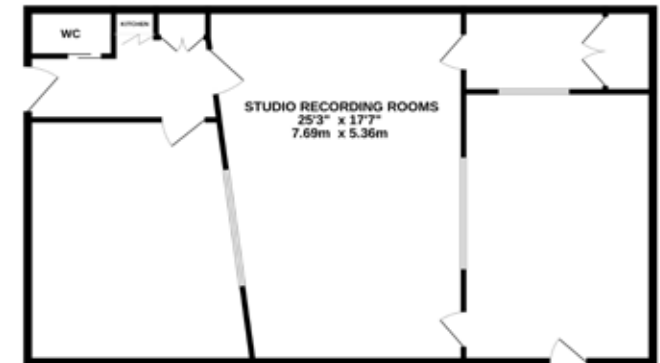
GROUND FLOOR  
845 sq.ft. (78.5 sq.m.) approx.



1ST FLOOR  
857 sq.ft. (79.6 sq.m.) approx.



GROUND FLOOR  
1084 sq.ft. (100.7 sq.m.) approx.



TOTAL FLOOR AREA: 1702 sq.ft. (158.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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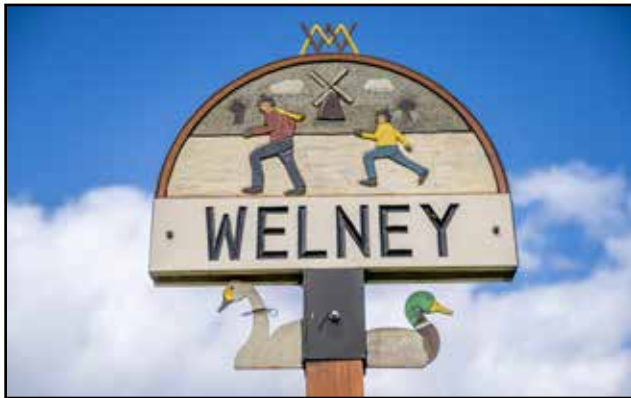


TOTAL FLOOR AREA: 1084 sq.ft. (100.7 sq.m.) approx.  
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Agents notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. \*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent. Printed





### On Your Doorstep...

Welney is a Fenland village which lies on the A1101 between Downham Market and Ely. It is famous as one of the locations of the Wetland & Wildfowl Trust which was created by Sir Peter Scott, the celebrated conservationist and son of Scott of the Antarctic. Welney has a church, a parish hall, a playing field and a rural country inn famous locally for its good food. Upwell Health Centre, supermarkets and petrol station are 7 miles away. Off-road country walks are on your doorstep.

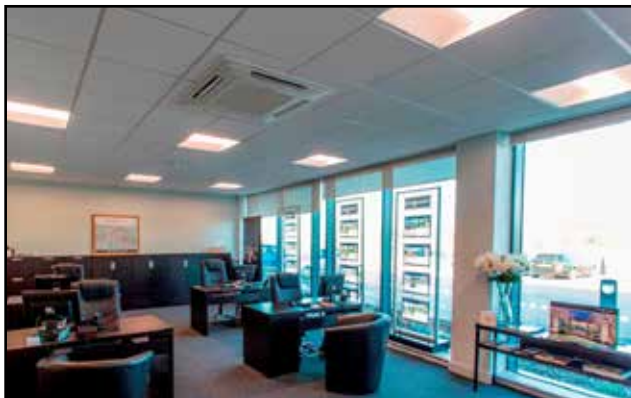
### How Far Is It To...

Croft House is surrounded by the small market towns of Wisbech, Downham Market and Ely offering a number of shops and services. The nearest train station with direct trains to London King's Cross is 6 miles away at Littleport. Croft House is approx. 20 minutes' drive away from Ely which offers a selection of good shops and Ely Cathedral. The North Norfolk coastline can be reached in just over 1 hour by car as well as Theford Forest Park which lies just under 30 miles to the east.

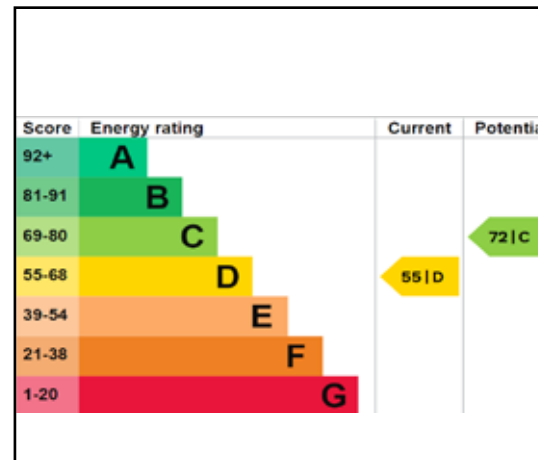
### Services and District Council

Oil Heating  
 Mains Water  
 Septic Tank  
 Fibre Broadband  
 Borough Council of Kings Lynn & West Norfolk  
 Council Tax Band: C  
 EPC Rating: D

Tenure  
 Freehold



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# FINE & COUNTRY

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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

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