



THE STORY OF

# Carlin Lodge

*Emneth, Norfolk*

SOWERBYS



S

THE STORY OF

# Carlin Lodge

25b Church Road, Emneth, Norfolk  
PE14 8AA

Four Double Bedrooms

One En-Suite

Multiple Reception Rooms

Downstairs Shower Room

Log Burner

Utility Room

South-Facing Garden

Double Garage

Block Paved Driveway

Gated Entrance

SOWERBYS KING'S LYNN OFFICE

01553 766741

kingslynn@sowerbys.com



“The living room is both large and comfortable.”

Aptly named Carlin Lodge, this delightful detached home is stylistic of a chalet with its charming dormer windows.

A sense of balance and simplicity is reflected both in its spacious and purposeful interior layout, as well as its symmetrical exterior design. These elements combine for a sympathetic presence and true focus on embracing

life in the outdoors, whilst having a cosy retreat to entertain or hunker down with the family.

With great curb appeal the approach gives an inviting first impression and it does not disappoint once through door, as the practical initial porch opens to a generous entrance hall off which the main reception rooms extend into a sociable and sensible format.





Centrally and to the rear is the kitchen/ breakfast room with views over the garden and field beyond - the southerly orientation makes this a bright spot throughout the day. Neighbouring this is the utility room with access to the outside and a downstairs shower room and these combine to create the ideal place to remove outer layers and clean down after a day out and about - whether this be pottering around the garden, walking the dog or a trip to a stunning Norfolk beach.

“A quiet, comfortable home in its own area of seclusion.”

To one side, and extending the full 27 ft. depth, of the property is the fabulous sitting room with an impressive miniature inglenook fireplace finished with exposed brickwork and timber surrounding a traditional log burner. This is the ideal room for year-round use with patio doors which neatly merge to the outside and maximise those rural views.

The separate dining room is perfect for more formal evenings or seasonal gatherings. Additionally, it is well-positioned to serve as a home office, playroom or extra snug.

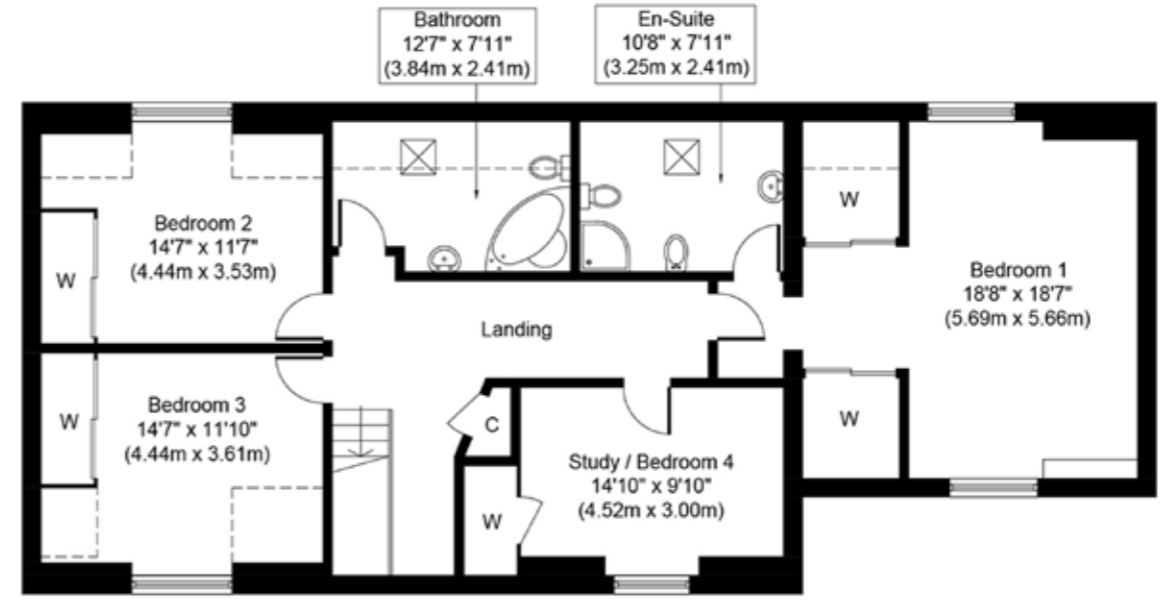


Upstairs are four good sized double bedrooms which all benefit from built-in wardrobes and have use of a large family bathroom, with a corner bath. The principal bedroom is served by a large en-suite shower room and is particularly spacious, almost mimicking the dimensions of the double garage below. This is also a fantastically private room, being positioned on its own to one end.

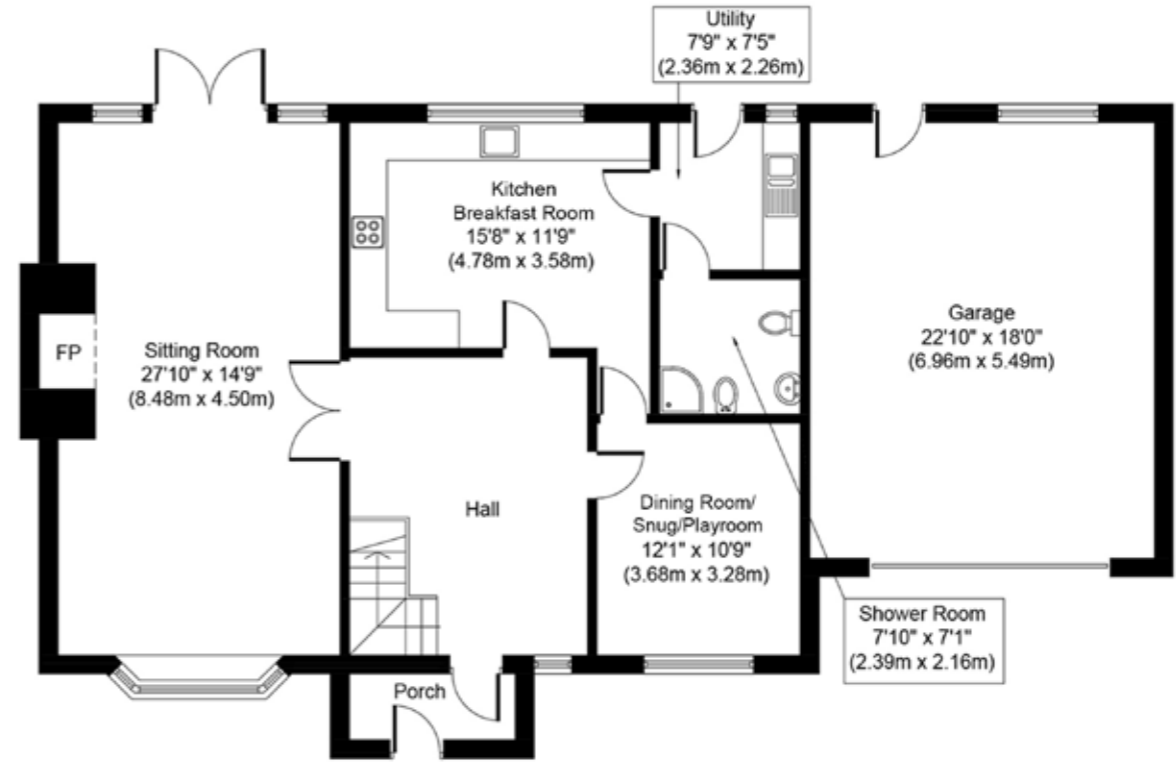
Carlin Lodge is a comfortable home in a quiet village location, offering its next custodians great access to local amenities and the beautiful surroundings of the Norfolk landscape.







= Reduced headroom below 1.5m / 5'0"  
**First Floor**  
**Approximate Floor Area**  
**1271 Sq. ft.**  
**(118.1 Sq. m.)**



**Ground Floor**  
**Approximate Floor Area**  
**(Including Garage)**  
**1560 Sq. ft.**  
**(144.9 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



# Emneth

IN NORFOLK  
IS THE PLACE TO CALL HOME



The village of Emneth is located approximately four miles from Wisbech and 12 miles from King's Lynn. There is a school in

the village, as well as being in the catchment area for Marshland High School. Other amenities include a shop, public house, playing field and the Church of St Edmund.

Commonly known as the Capital of the Fens, the attractive and historic market town of Wisbech is renowned for its elegant Georgian architecture. The town has an abundance of amenities to offer, such as a theatre, swimming pool, library, good schools and the Horsefair Shopping Centre. Browse the shops or visit the market on a Thursday or Saturday with a wide range of traders offering locally grown produce and plants.

Explore the surroundings by taking a leisurely walk through the tranquil gardens in the heart of the town centre, which have been awarded a commendation award for Innovation for

its links to the town's Merchant Trail. The Merchant's trail shares the history of the many famous characters of the town, telling the story of how Wisbech became one of the most prosperous ports in the country during the 18th and 19th centuries.

Wisbech Park is just a five minute walk from the town centre. Extending to over 12 acres, the facilities include tennis courts, bowls green, two children's play areas and a multi-use games area for five-a-side and basketball.

Once owned by a Quaker banking family for over 150 years, Peckover House and Gardens is a classic Georgian merchant's town house, which is certainly worth a visit. Now in the care of National Trust, Peckover House is an oasis hidden away from the town centre with two acres of beautiful Victorian gardens.

Perfectly situated to access all that Norfolk has to offer, from beaches to forests, yet still a stone's throw from our neighbouring counties and both King's Lynn and the city of Peterborough, possessing excellent rail links.



Note from the Vendor



"A quiet area with a lovely view out onto fields."

THE VENDOR



## SERVICES CONNECTED

Mains water, electricity, gas and drainage. Gas central heating.

## COUNCIL TAX

Band E.

## ENERGY EFFICIENCY RATING

C. Ref:- 0030-5020-5009-0483-1222

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: /// until.blog.simulates

## AGENT'S NOTE

The shared access private road is subject to a maintenance charge currently estimated to be £200 per annum.

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



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606. Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL