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THE STORY OF

The Old Gatehouse

North Wootton, Norfolk

SOWERBYS



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The Old Gatehouse

Gate House Lane, North Wootton, Norfolk
PE30 3RJ

Sold Chain Free

Former Gate House

More Than 4,200 Sq. Ft. of Living Space

Kitchen/Dining Room with Seating Space

Four Double Bedrooms and Four En-Suites

Games Room and Library

Sitting Room with a Fireplace

Approximately 14 Acres of Land (stms)
and American-Style Stables

A 35 Ft. Principal Suite Inclusive of a
Juliet Balcony, Dressing Room and En-Suite Bathroom

Electric Gated Entrance to the Stunning Grounds

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“This has been our peaceful and luxurious space with its own unique history - the train line ran past the now kitchen window.”

This historical home was once a charming gatehouse for the railway line leading to Sandringham and Hunstanton. Over the years, it has been transformed into a lovely and modern living space while retaining its unique character.

Its transformation has focused on open living spaces, rather than a higher number of rooms, which are smaller in size. This versatile re-imagining of the property has

meant that it has been able to offer multi-generational living for its custodians.

Upon entering the property, through the electric wooden gates, a sense of privacy and tranquillity immediately envelopes you. The Old Gatehouse, with its imposing presence and historic charm, is a stand-out home which exudes a sense of luxury and sophistication.





The spacious kitchen/dining room, with seating space, serves as the heart of this home - where family and friends can gather and enjoy each other's company.

From here, the rooms and mood of the house change, offering private and relaxing spaces along the way, finishing with the perfect space to while away an evening.

Off the central hallway, a spot for book lovers is the raised library, which provides a cosy and relaxing environment to curl up and indulge in a good read. Its the perfect quiet room downstairs and could equally serve as a luxurious office space.

The bright and airy sitting room is the place to unwind. With its vast size, it's a great space to relax as a family - right before heading into the games room for some competitive fun. Through double doors in the living room, the games room has been a space where our clients have enjoyed countless hours of fun, potting reds and yellows over friendly games of pool.

This home also offers multi-generational living, with a self-contained guest suite off the utility room. This area provides independence for any member of the family, or a guest, whilst being able to still be a part of the main home's set-up.

Upstairs, the bedrooms are spacious and luxurious, with each one benefiting from its own en-suite bathroom. The principal suite is particularly impressive, measuring a staggering 35 feet, including its balcony, dressing area and en-suite bathroom. The landing is well-equipped too, with built-in storage it's a great place to hide things out of sight and keep your home clutter free.





“It’s been lovely to spot visiting wildlife, such as; owls, deer, and pheasants.”





A huge aspect of this home is its appeal to those with equestrian interests. The Old Gatehouse boasts approximately 14 acres of land (stms), six American-style stables, a tack room and superb fields. This aspect of a property is a rarity, and one which the right person would rightly appreciate.

The rest of the outdoor space is equally as impressive. Ample parking, garaging for multiple cars, and a large patio area - perfect for al fresco dining - complement the lawned areas of the home, ensuring there's something for everyone - and more than enough room for guests.

The Old Gatehouse is really a one-of-a-kind property. It's got historical charm, is adapted for modern living and offers superb equestrian facilities. With so much on offer, one must really see this home in all its glory to be fully appreciative of it...





“We’ve loved hearing the horses neigh when we popped out of the back door at breakfast time...”



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

North Wootton

IN NORFOLK
IS THE PLACE TO CALL HOME



A small village situated just a few miles north-east of King's Lynn, you find North Wootton.

The village is surrounded by lush green countryside and offers a peaceful and tranquil environment, away from the hustle and bustle of the city. The village is well-connected, with good road links to the nearby towns and cities, is a popular destination for those looking to escape the stresses of modern life.

Get a sense of traditional Norfolk with the village pub, The Red Cat. This historic building dates back to the 18th century and is known for its warm and welcoming atmosphere, as well as its excellent food and drink. The pub is a popular meeting place for locals and visitors alike, and is a great place to relax and unwind after a long day of exploring the surrounding countryside.

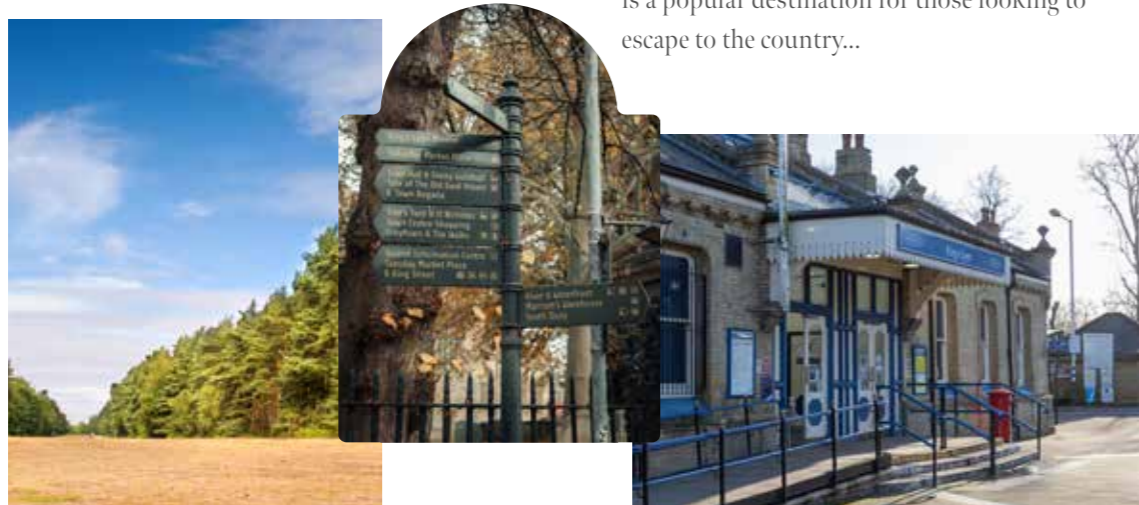
North Wootton is also home to several

small businesses, including a post office, a convenience store, and a few independent shops. These small businesses contribute to the village's friendly and close-knit community, and provide residents with all the essentials they need for day-to-day life.

For those who enjoy spending time outdoors, there's plenty on offer. The village is surrounded by rolling hills and peaceful countryside, which offer a variety of walking and cycling routes. There are also several good places to explore nearby and further afield, including the Royal Sandringham Estate and nearby Wolferton.

The village offers a charming and picturesque lifestyle, but without being too detached from the modern world; especially with King's Lynn and its schools, shopping, leisure facilities and mainline train service to London King's Cross, nearby.

With its historic landmarks, friendly community, and stunning natural surroundings, it's no wonder that this village is a popular destination for those looking to escape to the country...



Note from the Vendor



“Snettisham beach is a lovely, quiet area to explore.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity and gas.

Klargester sewage treatment drainage system. Air source central heating with underfloor heating to the kitchen, guest suite, part of the hall and WC. Property also benefits from solar panels, with a feed-in tariff.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

B. Ref:- 2978-0905-6270-4744-3950

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: ///ensemble.inherit.daffodils

AGENT'S NOTES

The following covenants are in place: The property is to be used as a private dwelling only. You may not keep any other animals than domestic pets and horses, and not to keep pigs. You may not use any part of the property as boarding kennels. The property is located in an Area of Outstanding Natural Beauty.

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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