



13 St Andrews Lane  
Congham | Norfolk | PE32 1DS

FINE & COUNTRY

# WELCOMING AND FLEXIBLE FAMILY HOME



Fine & Country are delighted to present to the market a Four/Five-bedroom character cottage situated in the popular village of Congham, boasting spectacular views across the Norfolk countryside. This spacious cottage has ample living space set across three floors with an abundance of character and charm. The property benefits from a large kitchen/breakfast room, separate utility room, study, warm and welcoming dining room, cosy living room with feature log burner together with a wonderfully bright and airy garden room. The cottage has a substantial private driveway offering parking for several vehicles.













- Four/Five bedroom character cottage
- Perfect opportunity for multi-generational living
- Spacious kitchen/breakfast room with feature Aga
- Cosy living room with feature fireplace
- Office space, utility room and large garden room
- Balcony offering stunning views across unspoilt countryside
- Large outbuildings providing plenty of storage
- Pretty gardens with mature trees and shrubs
- Large driveway offering ample parking for several vehicles
- Total accommodation extends to 2,138 sq.ft

#### Modern and Snug

Since moving into the property in 2011, the current owners have spent a lot of time enjoying everything this wonderful home offers. With its four bedrooms - with the potential of five, as one space is currently used as a study hub - and two en suite shower rooms, it's the ideal family home. When asked to describe the property in three words, the current owners chose "unique, flexible and characterful"; these are all perfect descriptions.

This property has everything you need in a versatile and flexible home while having a distinctive and individual style. They note a cottage-like and snug feel in some parts of the home while feeling open and modern in others. This creates the perfect balance and ensures the property will always provide what you need. It's the ideal choice for anyone looking for a flexible living and working space, and it's a house you can make work for you, regardless of what you are looking for in a family home.

#### Spacious and Quirky

One part of the property is described as "quirky" by the current owners, with a more modern vibe elsewhere. It's certainly functional, with interesting features and personal touches throughout. There is a unique annexe, which is modern and can be used in various ways. It's flexible enough to be used as an office, a B&B, a massage and reflexology space, or a place to house guests during family visits. It's part of the home that can be changed at will, depending on what you need it to be.

There are many reasons to love this property, but the bedroom stands out as a favourite space of the current owners. It boasts a beautiful balcony, with double doors opening wide during the summer months to bring the outside in. There are lovely field views from all of the windows in the house, so you are constantly reminded of the beautiful surroundings. The kitchen is an obvious focal point of the home, providing a welcoming and practical space, with everything you need to get stuck into cooking up a feast for friends, family and loved ones. Afterwards, head to the dining room or one of the two reception rooms to relax.





### Gorgeous Greenery

From the moment you set foot in the garden, you will see just how luscious and green the area is. There's no shortage of trees and plants to enjoy, and the lawn is "just the right size". Whether you are a keen gardener or simply like to relax in the sun, the outdoor space is easy to manage and maintain. Whether you are planning to grow your own vegetables or host family barbecues, this garden will cater to your needs.

For the current owners, it was the "location, location, location" that made them fall in love with the home, and we can see why. It's a quiet and peaceful property whilst still being close to amenities. They describe their nice neighbours and the friendliness of the local area, which is something you can sense once you are a part of the community. It's close to Sandringham, which offers good walks for dogs and cycling routes, and essentials are only a short distance away.





















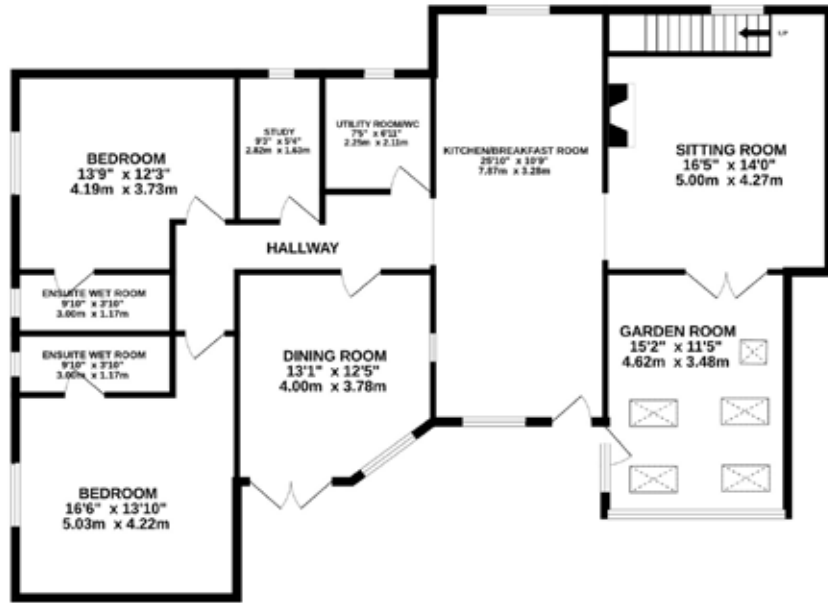




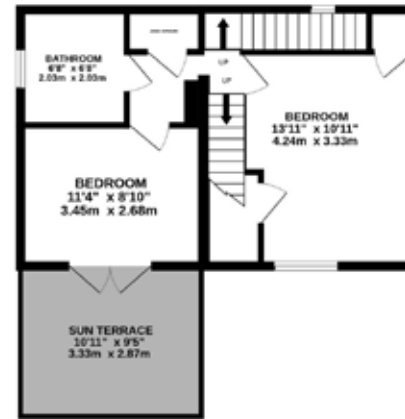




GROUND FLOOR  
1547 sq.ft. (143.7 sq.m.) approx.



1ST FLOOR  
418 sq.ft. (38.8 sq.m.) approx.



2ND FLOOR  
173 sq.ft. (16.1 sq.m.) approx.



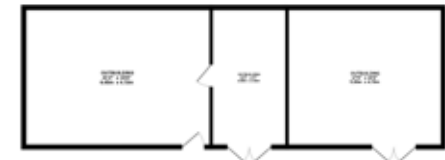
SQ.M DOES NOT INCLUDE OUTBUILDINGS

TOTAL FLOOR AREA : 2138 sq.ft. (198.6 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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GROUND FLOOR  
1547 sq.ft. (143.7 sq.m.) approx.



THIS FLOOR PLAN, MAP AND SITE PLAN IS FOR INFORMATION ONLY AND DOES NOT CONSTITUTE A CONTRACT. THE SERVICES, SYSTEMS AND APPLIANCES SHOWN HAVE NOT BEEN TESTED AND NO GUARANTEE AS TO THEIR OPERABILITY OR EFFICIENCY CAN BE GIVEN. MADE WITH METROPIX ©2023

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 the Doorstep...

Congham is a quaint village situated to the north-east of King's Lynn easily accessible for the A148. The village has a friendly local pub, The Anvil, a church, and Congham Hall, with its excellent restaurant, spa and tennis court (open to non-residents), is just across the fields. A number of amenities are available in the neighbouring village of Grimston. It has a primary school, post office, butchers, a good medical centre and a church. Further amenities can be found in King's Lynn including a wide variety of shops and public services and a fast train service to Cambridge and London.

### How Far Is It To?...

Congham lies approximately 8 miles east of Kings Lynn, 41 miles west of the county capital and cathedral city of Norwich (where you will also find an International Airport) and around 50 miles north of Cambridge. It also lies almost central between Castle Acre with its ancient Priory, and Castle Rising with its moated castle ruins. Nearby Roydon Common, famous for rare wintering birds of prey, Ringstead Downs and Massingham Heath all lay within a few miles; while Snettisham and Titchwell RSPB reserves are just a short drive away. The Royal Estate of Sandringham is just over 5 miles away and the coast at Hunstanton (14 miles) and Brancaster (15 miles) as well as the world famous beaches at Holkham and Wells-next-the-Sea about 20 miles.

### Services and District Council

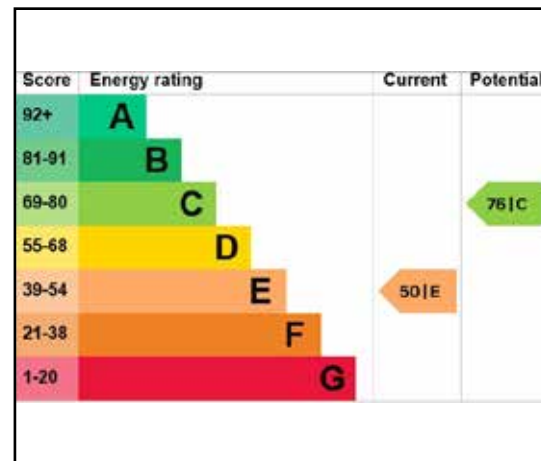
OFCH, Mains - Water & Drainage  
 Kings Lynn and West Norfolk Borough Council  
 Council Tax Band B

### Tenure

Freehold



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# FINE & COUNTRY

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Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, Russia, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

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.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

THE FINE & COUNTRY  
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit [fineandcountry.com/uk/foundation](https://fineandcountry.com/uk/foundation)



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