



HILGAY NORFOLK

SOWERBYS

Land & New Homes Specialists



Introducing Tall Trees

Resting on the south westerly fringe of this rural village, Tall Trees is a modest collection of only four, generous family homes, naturally framed by hedgerows and with a backdrop of mature tall trees screening the farmed fields to the rear.

Farmside Homes are a local development company with an enthusiasm for building beautiful, characterful modern family homes within the area.

What you can expect from your new home

- Rural riverside village location
- A collection of only four properties
- Detached family homes
- Four doubles bedroom, two with ensuite
- A mix of separate sitting rooms, study, shower room, pantry and utility
- Sociable, open kitchen and dining areas
- Generous plots with a field view to rear
- Driveways with large detached garages
- Professional Consultants Certificate
- Air source heat pump
- Around 4 miles to Downham Market and 14 miles to Ely and King's Lynn



Village Life

The pretty, rural village of Hilgay rests due south of the bustling historic port town of King's Lynn, on the banks of meandering River Wissey, amongst a prominent patchwork of rich agricultural fields and woven between the tapestry of former marshland dykes from whence it derived its Old English name - the 'island or dry ground in a marsh'.

The village ably provides a number of necessary amenities to enjoy a modern rural lifestyle, with a farm shop, butchers, a primary school, The Rose & Crown public house and a pretty Lime tree lined avenue leading to the church.

Perched on the banks of the River Ouse, the nearby King's Lynn has been a centre of trade and industry since the Middle Ages, and its rich history is reflected in the many beautiful buildings which still line the historic quarter.

King Street, which runs from Tuesday Market Place to the Custom House, was once known as 'Stockfish Row' for the number of fish merchants that lived there. With a listed building every 26ft, Sir John Betjeman described it as one of the finest walks in England.

With Cambridge, Peterborough and Norwich all within an hour's drive and a direct rail line into London King's Cross arriving in the capital in just 1 hour 40 minutes, King's Lynn continues to attract a growing number of professionals seeking an easy commuter route. It's easy to see the appeal of this central location with a clutch of high street retailers and independent restaurants in the town's Vancouver Centre. The Majestic Cinema and King's Lynn Alive Corn Exchange are the place to catch a film or show, or check out what's on at St George's Guildhall, the UK's largest surviving medieval guildhall, today a vibrant arts centre.

A stunning cluster of Georgian architecture sits to the west of town and the streets surrounding The Walks, a Grade II listed, 17-hectare park where elegant folk once promenaded. Families still enjoy weekend walk or a Sunday concert in the park and don't miss The Red Mount, once a wayside stop for pilgrims headed to the shrine of Our Lady of Walsingham, to take in the incredible, elevated views.





The Den (Home 1) The Nest (Home 4)

The Den and The Nest are approached over sweeping gravel driveways that provide ample off-road parking, as well as access to the large detached garages.

These characterful family homes enter beneath a covered Oak framed canopy into a welcoming entrance hallway with a useful cloaks cupboard, a study or home office and a practical shower room. A further door from the hallway leads to a warming feature sitting room with double doors opening into the sociable heart of this generous family home, and an open kitchen with a pantry, a utility and a dining area with twin double doors to the rear terrace.

- Four double bedrooms, two with ensuite
- Separate sitting room, study and shower room
- Comprehensive kitchen with a pantry, utility and rear lobby
- Sociable open kitchen and dining area
- Ample off-road parking and large detached garages
- Front and rear enclosed lawn gardens with field views



Ground Floor

Sitting Room	4.5m x 4.1m
Kitchen/Dining Room	10.1m x 3.4m
Study	3.7m x 2.5m

First Floor

Bedroom 1	4.1m x 3.7m
Bedroom 2	3.8m x 3.7m
Bedroom 3	4.0m x 2.9m
Bedroom 4	3.8m x 3.0m

Garage

7.1 x 5.6m

162 Sq. m. (1,744 sq.ft.)



The Set (Home 2) The Burrow (Home 3)

The Set and The Burrow are approached over sweeping gravel driveways that provide ample off-road parking, as well as access to the large detached garages.

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- Four double bedrooms, two with ensuite
- Separate sitting room, study, utility and shower room
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Ground Floor

Sitting Room	4.5m x 4.1m
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Bedroom 3	4.0m x 2.9m
Bedroom 4	3.8m x 3.0m

Garage

7.1 x 5.6m

156 Sq. m. (1,679 sq.ft.)

Specification

A Farmside Homes home is finished to a standard high specification from build through to the finishing touches of fixtures and fittings. To include...

External finishes

- Antique farmhouse style brickwork with detailed brick fascias
- Black aluminium guttering and downpipes
- Anthracite Upvc windows and composite doors
- Anthracite aluminium bi-fold doors
- Gravel driveway with Anthracite garage doors
- Black up and down lights
- Timber post and closeboard fence panels
- Outside tap

Internal finishes

- Oak veneer doors with black ironmongery
- White painted walls and woodwork
- TV points in bedrooms, living areas and kitchen
- Grey tiled flooring to reception rooms, hallway and wet areas
- Grey carpets to landing and bedrooms
- A mix of recessed and pendant lighting

Kitchen finishes

- A mix of unit styles, colour and ironmongery
- Quartz worktops and upstands
- Integrated oven, hob and wall mounted extractor
- Integrated fridge freezer, dishwasher and wine cooler

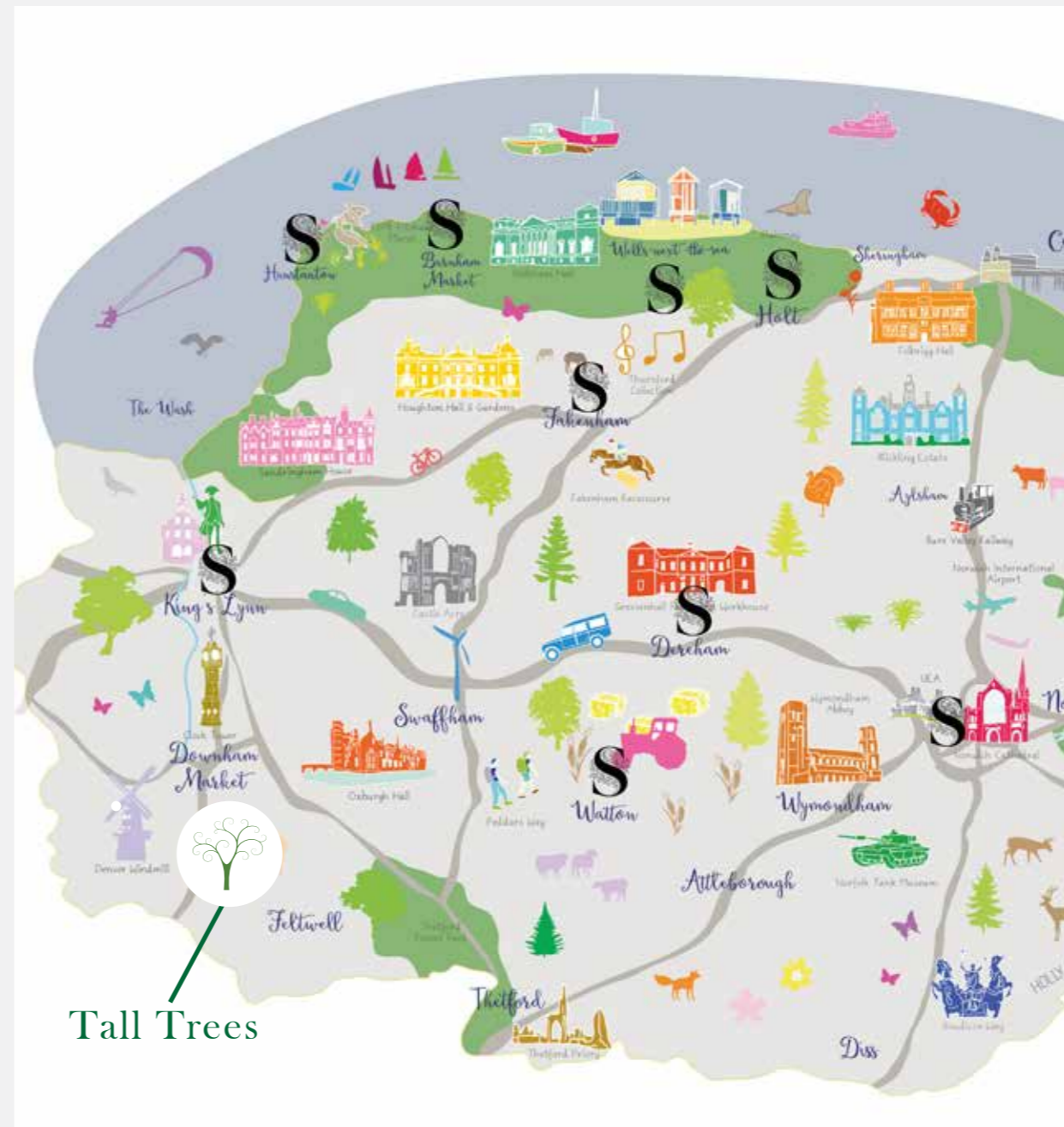
Bathroom and Ensuite finishes

- White sanitary ware
- Metro white tile splashbacks and concrete style shower boards
- Shaving point

General

- Professional consultants certificate warranty
- Manufacturers warranty on appliances
- Smoke detection system
- Mains water and drainage
- Air source heat pump
- Underfloor heating to ground floor and radiators to first and second floors

Owners will be responsible for the maintenance of their portion of the shared driveway.



Finding Us

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