



THE STORY OF

Alverstone

Grimston, Norfolk

SOWERBYS

S

THE STORY OF

Alverstone

17 Massingham Road, Grimston,
King's Lynn, PE32 1BD

Charming Cottage

Two Double Bedrooms

Spacious Lounge with an Inglenook Style Fireplace

Recently Fitted Kitchen and Family Bathroom

Separate Dining Room

Vaulted Ceilings, Exposed Beams and Original Floorboards

Underfloor Heating to the Kitchen,
Utility Room and Bathroom

A Lovely Rural Setting

No Onward Chain

SOWERBYS KING'S LYNN OFFICE

01553 766741

kingslynn@sowerbys.com



“Relax in the lounge with the wood-burner crackling away.”

Alverstone is a truly spectacular charming cottage nestled in a lovely rural setting. With its exposed beams and original floorboards, this recently renovated property offers a delightful blend of traditional and modern features.

Step inside and be greeted by the spacious lounge, adorned with vaulted ceilings and a magnificent inglenook-style fireplace, where you can spend cosy nights by the crackling wood-burner. The separate dining room provides a perfect space for entertaining family and friends.

The recently fitted kitchen boasts underfloor heating, vaulted ceilings, and all the modern amenities needed to prepare culinary delights for visiting guests. The kitchen is truly a highlight of this cottage, combining functionality with elegance.

Indulge in the newly appointed family bathroom, where high ceilings, exposed beams, and a beautiful chandelier create a spa-like ambiance. It's the perfect spot to unwind at the end of a busy day.





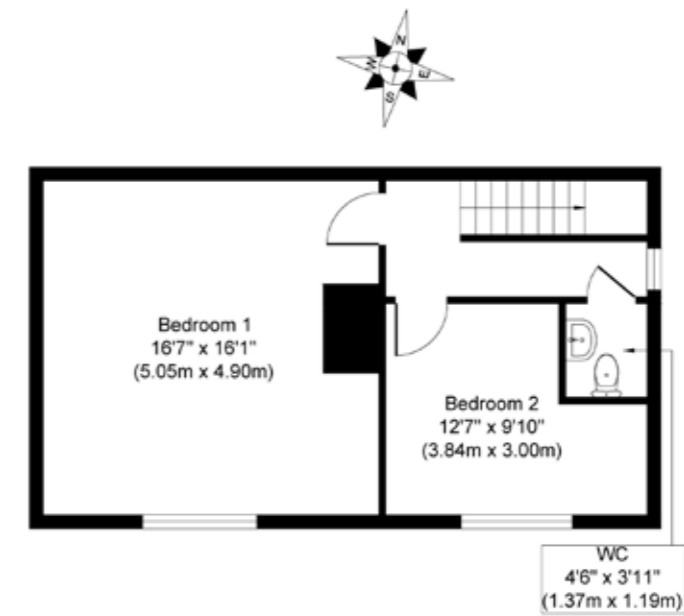
On the upper level, you'll find two double bedrooms, including the charming principal bedroom. Adorned with beautiful floorboards and a chimney stack, this room exudes warmth and character. A little talisman carved into one of the bricks adds a touch of enchantment, rumoured to keep the witches away.



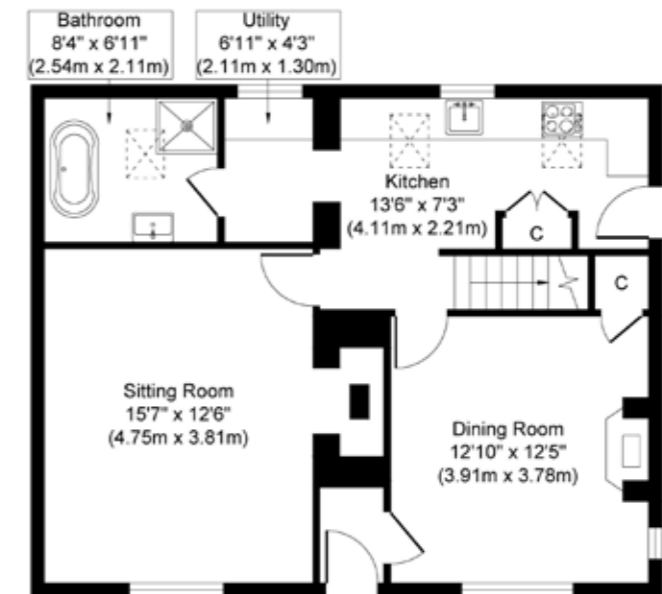
Outside, the cottage's exterior has also been transformed. A new patio area provides an ideal setting for alfresco dining, while the original well has now become a feature, adding to the cottage's charm. The lush lawn adds a softness to the outdoor space, completing the picturesque setting. Furthermore, for those that require one, there is even a charging port available for electric cars.



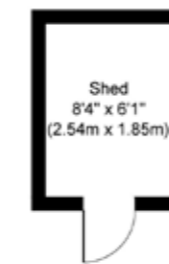
This charming cottage, offered for sale with no onward chain, has a fascinating history believed to date back as far as 1695. Originally two cottages, it was once occupied by the farm manager responsible for one of the largest farms in the area. Since its renovation, it has become a highly successful holiday let, attracting visitors seeking a peaceful retreat.



First Floor
Approximate Floor Area
468 sq. ft
(43.47 sq. m)



Ground Floor
Approximate Floor Area
679 sq. ft
(63.08 sq. m)



Outbuilding
Approximate Floor Area
51 sq. ft
(4.73 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



Grimston

IN NORFOLK
IS THE PLACE TO CALL HOME



If you're looking for somewhere to settle down and enjoy the Norfolk way of life, then the quaint, rural village of Grimston is certainly a place to consider.

adults team play in the Mid-Norfolk Sunday Cricket League and there are several youth teams too.

On the outskirts of the village is the popular Three Horse Shoes Pub and Congham Hall, a beautiful hotel with a lavish restaurant and a spa.

The famous Royal Sandringham Estate is just over 5 miles away, where the village Greenfingers Group take part in the annual Sandringham Flower Show and so far have achieved 10 gold medals.

The nearby historic market town of King's Lynn is 8 miles away with a plethora of shops, entertainment activities and eateries. There is also a direct rail line into London King's Cross Station, which goes via Cambridge, for those needing to commute.

Tranquil rural living, with the convenience of a nearby bustling town with excellent travel links, Grimston is a wonderful place to call home.

The Grade I Listed Church of St Botolph has late Saxon / early Norman origins and was largely extended in the 14th and 15th centuries and hosts regular services throughout the year.

The village offers amenities such as the Grimston Medical Centre, a shop with a post office and a local pub, The Old Bell. For those looking to get creative, there's also the Crafty Corner Shop, which offers workshops and classes, and Norfolk Creative Arts, an art school for a variety of levels, is located opposite the church and hosts exhibitions throughout the year.

Grimston Cricket Club is a community focused club dating back over 100 years. The



Note from the Vendor



The bathroom at Alverstone.

“One of my favourite rooms is the bathroom, with high ceilings and the chandelier - it's like being in a spa.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity and drainage. Oil fired central heating with underfloor heating to the kitchen, utility and ground floor bathroom.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

D. Ref:- 7537-2525-3200-0202-6296

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: ///solution.scornful.goes

AGENT'S NOTE

There is an active well to the side of the property.

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