



Ivy Lodge Equestrian
Barroway Drove | Downham Market | Norfolk | PE38 0AL

FINE & COUNTRY

BEAUTIFUL 3 BEDROOM EQUESTRIAN BUNGALOW



Fine and country are delighted to showcase a modern and spacious three bedroom detached equestrian property benefitting from seven stables, a manege with flood lighting and enclosed paddocks set in approx. 3 acres. The property also benefits from an outbuilding which has been converted into a home salon. The ideal home for any equestrian enthusiast.



KEY FEATURES

- Detached Three Bedroom Bungalow
- Superb Equestrian facilities set in approx 3 Acres
- Flood lit Manege, Stables and fenced grazing Paddocks
- Spacious Kitchen and separate Utility
- Wonderfully light Conservatory
- Extremely spacious Living Room with feature Wood Burner
- Converted Outbuilding currently used as a Salon
- Large Garden leading out to Equestrian facilities
- Large Driveway with ample Parking for a number of vehicles
- Total Accommodation extends to 1601sq.ft

Perfect for Passionate Equestrians

If you are looking for a property that complements your equestrian passions, Ivy Lodge will tick every box. This detached three-bedroom bungalow is spacious, welcoming and finished to a high standard. It boasts approximately three acres of equestrian land, stables and a riding school, providing everything needed to truly embrace an equine-focused way of life. The current owners have lived in the property for four and a half years, and it was the size of the bungalow that first made them fall in love with it. They comment on how big and airy the rooms feel and the benefit of having bedrooms that are all a good size.

When asked to describe Ivy Lodge, the current owners chose "spacious, equestrian and peaceful" as their descriptors of choice. It is a one-of-a-kind home that stands out as being unique compared to others in the area. After all, not many properties can boast having equestrian facilities, including a sizable riding school, on site. With a lot of outdoor space and a handy annexed salon, this bungalow provides an unbeatable living experience.

Bright and Airy Home

As you enter Ivy Lodge, you arrive in a stunning entrance hall, which sets the ambience for the home, with its long walkway and perfectly finished flooring. Elsewhere, you will find a gorgeous kitchen designed for ease of use. Whether you are a keen cook hosting guests or whipping up a quick meal for the kids, this kitchen is practical and functional. One of the most memorable parts of the home is the wonderful sunroom, a space that brings a lot of light in. It's the perfect place to relax and gaze at the beautiful surroundings while remaining in the comfort of your own home.





KEY FEATURES

Each room in the home has been finished impeccably, but the living room stands out as a hub for socialising, unwinding and spending time as a family. It's a large living space with a lot of brightness and natural light. Whether you are relaxing in front of the beautiful fireplace or catching up with friends, the reception room is the place to be. It's modern yet fits in with more traditional aspects of the home. There is also a separate dining room with adequate space to host celebrations and dinner parties. As well as a spacious family bathroom, there is also a separate WC located in the handy utility room.

Three Acres of Outdoor Space

Ivy Lodge sits on a plot of around three acres, housing multiple stables and a riding school, including a tack room and store. There are also fully enclosed and fenced paddocks for you to utilise and a garage for additional storage. Simply, this is a property that has everything a keen equestrian needs. There's a lot of outdoor space surrounding the bungalow, with impressive garden space and fields stretching way into the distance.

Despite centering largely on the owners' love of horses, this home has outdoor space you can make your own. There's a large patio area with space for seating, dining and entertaining. It's not just the bungalow that's worth shouting about, but the local area too. Ivy Lodge is part of a quiet, welcoming and lovely community. It's a peaceful place to live but close to neighbours and amenities.

























INFORMATION



On The Doorstep

The ancient Saxon town of Downham Market is a delightful place to visit and is one of Norfolk's oldest market towns. Considered by many to be the gateway to the Fens, and with a network of waterways close by, plus lots to see and do in the town and surrounding area. Downham Market certainly lives up to its name having two outdoor markets a week, on Fridays and Saturdays. A recent addition to the Saturday market includes a Crafts and Collectables market, every fortnight in the town square. Around the town you will also find plenty of shops to browse, including some delightful independent stores and boutiques.

How Far Is It To?

The property is situated approximately 12 miles from the town of King's Lynn on the main A10 road to Cambridge (approx. 33 miles). Newmarket is around 32 miles and Norwich 42 miles. Downham has a main line railway station to Ely, Cambridge and London Kings Cross. For leisure enthusiast there are tennis and cricketing facilities close by, coupled with the ever-popular award winning beaches of North West Norfolk.

Services, District Council

OFCH, Mains - Water & Drainage
Kings Lynn and West Norfolk District Council
Council Tax Band D

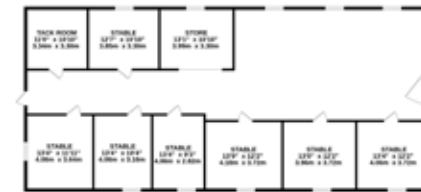
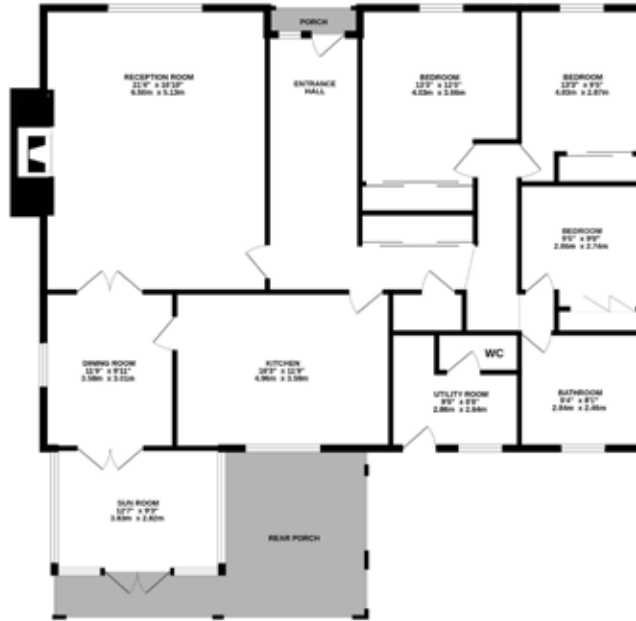
Tenure

Freehold

GARAGE & SALON
0 sq.ft. (0.0 sq.m.) approx.



GROUND FLOOR
1601 sq.ft. (148.8 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

FLOOR PLAN SQM DOES NOT INCLUDE OUTBUILDINGS

TOTAL FLOOR AREA : 1601 sq.ft. (148.8 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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