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THE STORY OF

Brambly House

West Bilney, Norfolk

SOWERBYS

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Brambly House

Common Road, West Bilney,
Norfolk, PE32 1JX

Detached Family Home

5 Acre Plot (STMS)

Four Double Bedrooms

Family Bathroom as well as an En-Suite in Principal Bedroom

Kitchen/Breakfast Room

Formal Dining Room and Easy Access to the Sun Room

Log Burner

Double Garage and Ample Off Road Parking

Fully Secure Garden

Superb Walks on your Door Step

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“Our favourite exploration spot has been the River Nar at the bottom of the woods; perfect for winter walks.”

As you approach along a charming wooded driveway, Brambly House gradually presents itself offering a real sense of privacy. A welcoming entrance into this Georgian style home reveals light and space, and clearly designed to make a bold statement in its stance.

The kitchen/breakfast room has been recently remodelled in a style that comfortably allows for entertaining friends and family while cooking. The room is flooded with light from the triple aspect windows, creating a bright atmosphere whilst enhancing the overall

sense of comfort. The hallway features a rich engineered oak floor; a beautiful addition to the ground floor.

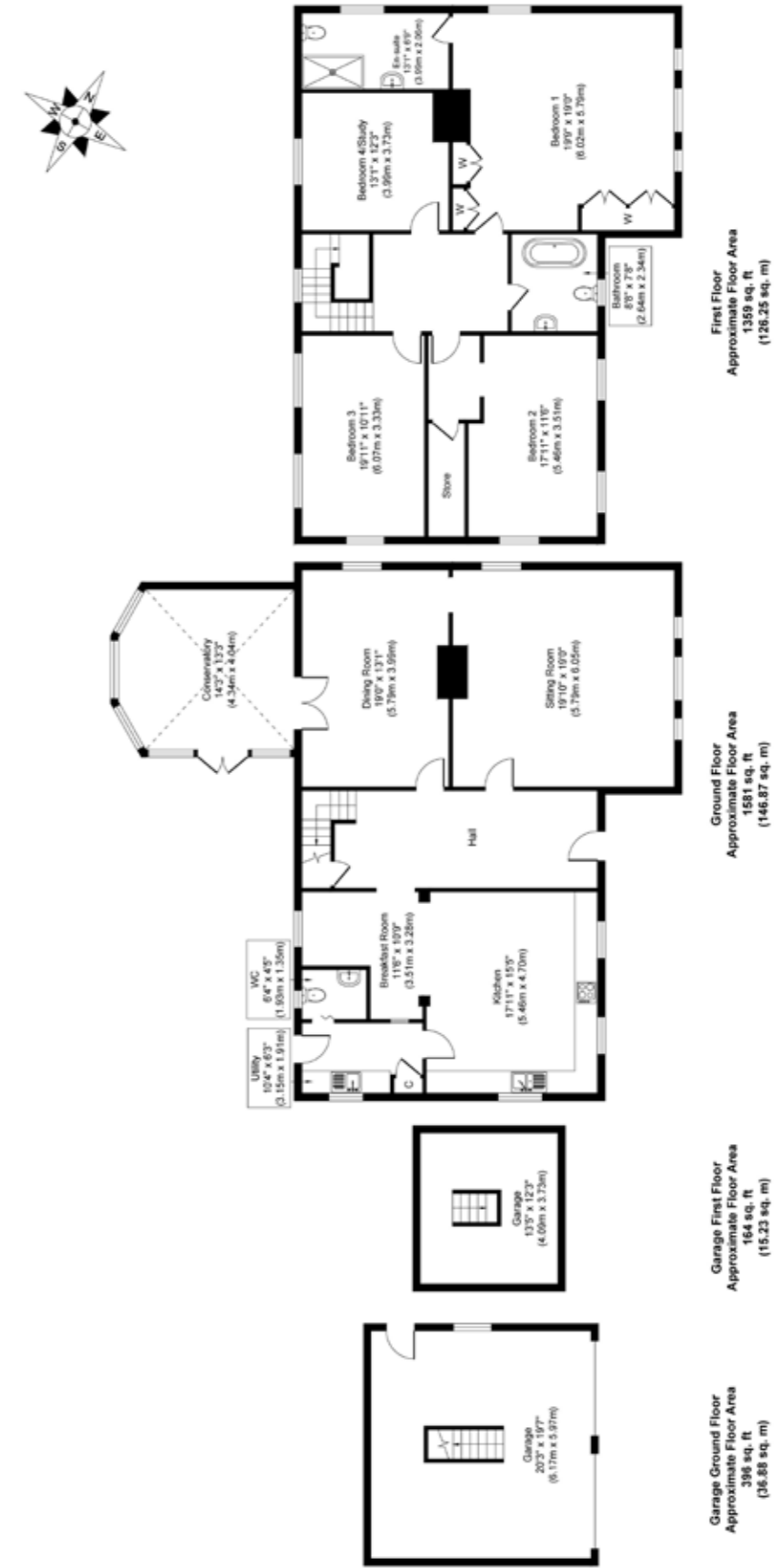
For formal occasions, the separate dining room - which also connects to a pleasant sun room - provides a perfect setting for refined dining; guests can subsequently retreat to the sitting room where in the cooler months, the wonderful log burner exudes cosiness and large sash windows flood the room with natural light displaying stunning views of the beautifully landscaped grounds.



Ascending to the upper level, the gallery landing with its large arched window complements the feeling of spaciousness experienced on the ground floor. Here, you will find four bedrooms and the family bathroom, all immaculately presented. Each bedroom is a generously sized double, the principal bedroom features a beautiful engineered oak floor, as well as boasting a newly installed en-suite. However, the most appealing aspect of the upper level is the mesmerising views. Regardless of which bedroom you choose to occupy, all of them boast splendid views

“The property is spacious, elegant and private.”





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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The outdoor space has undergone a complete transformation. An additional acre of woodland (STMS) has been acquired recently, creating a secluded sanctuary around Brambly House that offers unparalleled privacy. Whether you endeavour to relax on the patio and enjoy a Summer barbeque, savour a glass of Pimms while taking in stunning sunsets from the ridge, or take a stroll through your own woodland while the children explore the carefully crafted paths on their bikes, this property caters to individuals of all ages.

“I love the grounds and how much wildlife we get here.”



ALL THE REASONS



King's Lynn

IN NORFOLK
IS THE PLACE TO CALL HOME



Perched on the banks of the River Ouse, 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.

Originally named Bishop's Lynn, during the reign of Henry VIII the town was surrendered to the crown and took the name King's Lynn. During the 14th century, Lynn was England's most important port, dominated by the Hanseatic League. Although the growth of London later eroded the port's importance, ship-building and fishing became prominent industries, the latter of which is documented at True's Yard Museum.

With more than 400 listed buildings, two warehouses – Hanse House and Marriott's Warehouse – still stand in the centre of the town, along with King's Lynn Minster and Custom House. These have appeared as stars of the screen in numerous period dramas and it's not unusual to spot a camera crew and cast on location.

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. In 1845, there were at least ten pubs on this street alone, and although these have faded away a relatively new arrival is the WhataHoot distillery with its gin school and handmade spirits.

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.



Note from Vendor



Sandringham Estate.

“Castle Acre, Sandringham and nearby fishing lakes have been our go to spots whilst living here”

THE VENDOR



SERVICES CONNECTED

Mains water and electricity. Oil fired central heating and solar panels. Sewage via Vortex 9 treatment plant. Broadband fibre to the door.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

D ref:-9300-2804-7723-9093-1561.

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

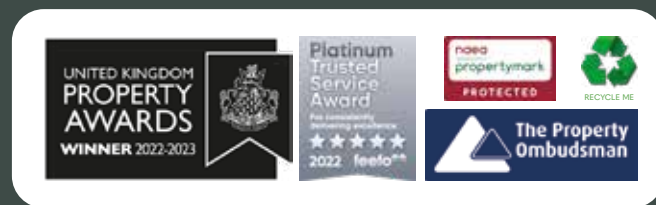
What3words: ///presses.spending.outboard

AGENTS NOTE

New heating system including boiler, radiators and pressurised tank
New sewage treatment plant and drainage system.

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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