



THE STORY OF

# Crown House

*Fincham, Norfolk*

SOWERBYS

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# Crown House

High Street, Fincham  
Norfolk, PE33 9EJ

Extensive and Versatile Detached Period Home

Main Residence with Six Bedrooms

Self-Contained Single Storey Annexe

Extending to Approximately 5,300 Sq.Ft  
Over Three Floors and a Cellar

Delightful Selection of Reception Spaces  
and a Wealth Of Charming Features

Gated Entrance and Enclosed Gardens

Courtyard with Swimming Pool

Garage/Workshop and Ample Parking

No Onward Chain

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“We have lived here for just under two decades, the property was in a poor state however we turned it around and now you will find a perfect family home.”

Welcome to Crown House, a truly exceptional and versatile detached period home that offers a wealth of charming features and extensive living spaces. This remarkable property is accessed through a gated entrance, ensuring privacy and security, and is surrounded by beautifully enclosed gardens. With approximately 5,300 sq. ft. of living space spread over three floors, including a self-contained single-storey annexe and a garage workshop, plus ample parking and a courtyard featuring a swimming pool, Crown House is a stunning property that comes with no onward chain.

As you enter the main residence, you'll

be captivated by the delightful selection of reception spaces, each exuding its own unique character and charm. The elegant dining room sets the stage for formal gatherings, while the cosy sitting room with its inviting fireplace offers a warm and comfortable ambiance. The kitchen/ breakfast room and snug add to the versatility of the living spaces, catering to various lifestyle needs. The property also features an impressive family room, housed in part of the converted coach house, providing additional space for relaxation and enjoyment. Additionally, the cellar has been thoughtfully converted into a must-have wine storage area, offering a convenient abundance of space for wine enthusiasts.





Moving upstairs, the six bedrooms become your comfortable retreats, each generously proportioned to allow ample space for relaxation. The principal suite stands out with its own en-suite bathroom, providing a touch of luxury and privacy. Another guest bedroom comes with its own en-suite, and the family bathroom ensures convenience for the other bedrooms. Every room benefits from plenty of natural light and delightful views of the quintessential village surrounds and the nearby church.

“Our favourite part of the property has been the kitchen and snug. Cool in the summer, cosy in the winter.”

The self-contained, single-storey annexe offers an ideal solution for multi-generational living or accommodating guests. With its own kitchen, bathroom, and living spaces, it provides a private and self-sufficient home which remains separate from the main residence.





The courtyard, featuring a swimming pool, creates a serene and inviting outdoor oasis, perfect for enjoying warm summer months with family and friends. The delightful, enclosed and mostly walled gardens are meticulously landscaped, well-stocked with a wealth of shrubs, and showcase an extensive manicured lawn, enhancing the property's beauty.



“In the winter months the church is lit up beautifully, which you are able to see from the property.”

Finally, the presence of a garage/workshop and ample parking space ensures convenience and practicality for everyday living. Crown House is an extraordinary property that offers a luxurious and versatile living experience, making it a truly special place to call home.





“Crown House is a 300 year old ex-public house. We have a list of landlords that date back to the early 1800’s - 1960’s.”



**Second Floor**  
Approximate Floor Area  
637 sq. ft.  
(59.2 sq. m.)



**First Floor**  
Approximate Floor Area  
1,328 sq. ft.  
(123.4 sq. m.)



**Cellar**  
Approximate Floor Area  
325 sq. ft.  
(30.2 sq. m.)



**Total Ground Floor**  
Approximate Floor Area  
3,100 sq. ft.  
(288.0 sq. m.)



**Annexe**  
Please note, the annexe is attached to the main residence. The red lines indicate where the annexe adjoins Crown House.

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



# Fincham

IN NORFOLK  
IS THE PLACE TO CALL HOME



A village which is located approximately 5 miles from Downham Market, Fincham has a garage, public house and a most attractive 14th century church.

and higher schools together with a variety of leisure and sports activities including an excellent golf club.

The town has an extremely popular Saturday market and many interesting historic buildings including the parish church and 'The Buttercross'.

A primary school can be found in the neighbouring village of Shouldham, approximately 2 miles away, with secondary schools at the town of Downham Market, as well as a fast train service to London Kings Cross (1 hour 30 minutes).

The town also boasts a museum which focuses on many different and impressive parts of local history. One key gallery is The Carter Centenary, a chance to learn about Howard Carter, famous for the 1922 discovery of the tomb of Tutankhamun - whose extended family lived in Swaffham.

Both King's Lynn and Swaffham are around 10 miles away, offering further facilities.

The town offers a great hub for those who wish for a perfect family life. It has a series of schools for different ages, along with being relatively close to other schools including Greshams, Langley Hall and Beeston Hall School.

An historic and thriving market town, Swaffham has an extensive range of local amenities including a Waitrose, Tesco, Asda, further shops, pubs and restaurants, three doctors surgeries and primary, secondary



Note from the Vendor



“A lovely family home which has been perfect for multi-generational living.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity and drainage. LPG gas fired central heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

F. Ref:- 0320-2618-5290-2627-7361

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: ///obligated.brew.grumbles

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# SOWERBYS



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