

THE STORY OF

# Almaza House

*Ashwicken, Norfolk*

SOWERBYS





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# Almaza House

2a Gayton Road, Ashwicken,  
Norfolk, PE32 1LS

Four Double Bedrooms with En-Suites

Exemplary Luxury Finish

Dual Aspect Log-Burner

Breathtaking Orangery

South-Facing Garden

Double Garage

No Upward Chain

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“Everyone comments on how light and airy the house is...”

Owned from new, our sellers have turned an already impressive house into a warm, welcoming and enviable, family home.

Approaching through the electric gates, the forward elevations are suggestive of a bygone era with subtle influences from Georgian to Edwardian architecture, which blend with elegance and ease to create something of unique timeless grandeur.

From the initial entrance hall there is an immediate sense of depth and expanse throughout the ground floor,

and this extends into the generous rooms themselves, each with individual character and unique charm.

Clever use of both linear and lateral formats combine to create a satisfying fluidity and a circular journey between the main zones.

The proportions and variety of the reception areas provides inspiration for a whole host of functions and layouts, helping to meet the demands of both changes in requirement and the occasional desire to simply re imagine a space for a fresh look.







The kitchen/family room is a sight to behold, stretching approximately 37ft (11.2m). A multitude of high-end integrated appliances is neatly woven into an abundance of units, cupboards and surfaces that almost encompass the focal point island. This is a gloriously inviting place for everyone to gravitate to throughout the day and, undoubtedly, an absolute pleasure for those who enjoy creating culinary delights.

As may be evident, the present owners love having a full household to entertain and for larger celebrations there is the spectacular formal dining room, comfortably capable of accommodating a table of sixteen. This is brilliantly accentuated by the orangery style roof lantern and enormous bi-fold doors, making it ideal for year-round use come rain or shine. Perhaps in the summer months this could even have a pool or tennis table as the neighbouring informal dining area is a terrific alternative.

A dual aspect log-burner serves to radiate seasonal warmth and glow as well as carefully offering division for the living room to serve as a cosy escape from the broader open-plan aspects. A further reception room is the ideal retreat for young or old, whether it be a playroom, study or extra snug.

The Italian carrera marble flooring extends throughout the majority of the ground floor, reflecting light, and amplifying the sense of space. This, combined with the show stopping marble top to the kitchen island, is a brilliant reflection of practicality and lasting quality.





To the first floor are four double bedrooms, each with their own en-suite, one having a bath with overhead shower. The principal suite makes no compromises, with a walk through dressing room, en-suite with separate bath and shower and a Juliet balcony: this is sumptuous indulgence on every level.





Outside, a large patio stretches the full width of the home and links the two sets of bi-fold doors, perfectly extending the open plan living out onto the luscious lawn, surrounded by mature shrubs and trees.

Concluding this fantastic home is a double garage with electric doors and substantial off-road parking.

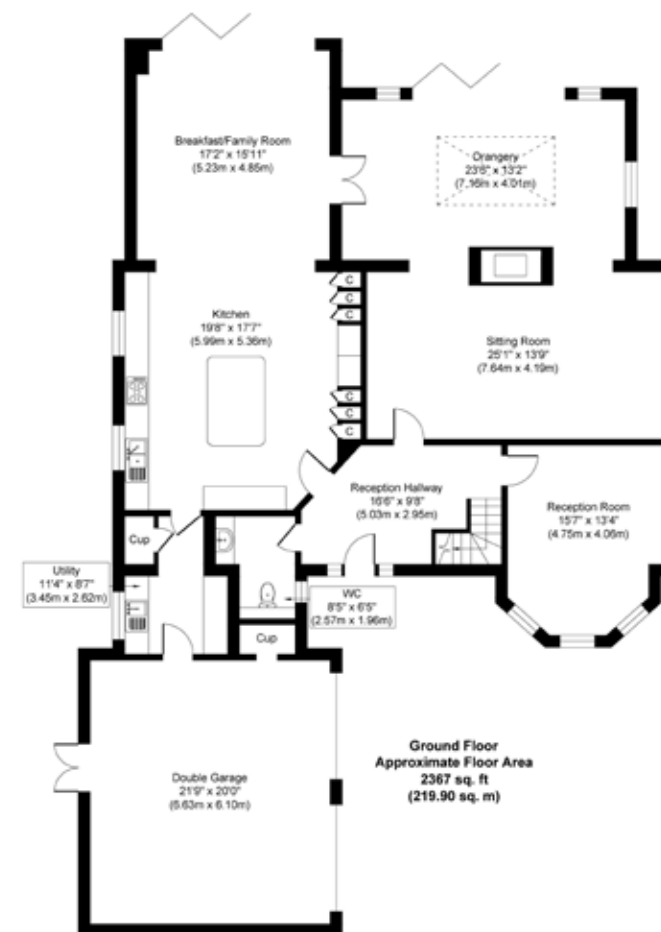
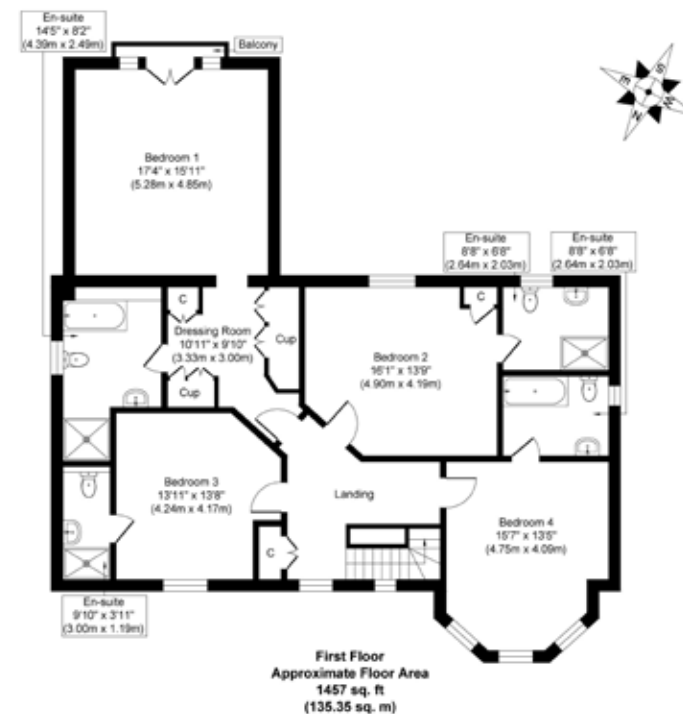
Nestled within mature, leafy surroundings, this grand and inviting home promises an idyllic lifestyle, where serenity and comfort seamlessly blend to create a haven of peace and contentment.







“We love the view across the fields, and we can walk to the lakes behind through the back gate.”



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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ALL THE REASONS



# Ashwicken

IN NORFOLK  
IS THE PLACE TO CALL HOME



Situated in the heart of West Norfolk, Ashwicken is a lovely quiet village where you can enjoy the tranquillity of countryside living. The village itself offers a 14th century church and a Primary school for those with young children.

There are many scenic walking routes nearby around the lakes in Leziate and Sandringham Estate with the house, the gardens and woodland walks is just a short drive away. Slightly further away is the popular north Norfolk coast with its beautiful cliffs and beaches. For keen golfers there are courses in King's Lynn and the links courses of Hunstanton and Royal West Norfolk at Brancaster.

Less than eight miles away, is this market town of King's Lynn. 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.

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.

Ashwicken is perfectly located for those looking for a quieter way of life, whilst remaining close to the thriving town of King's Lynn and all of the amenities it has to offer.



Note from the Vendor



Brancaster Staithe

“We love to explore the coast - and it's really easy to get to from here.”

THE VENDOR



SERVICES CONNECTED

Mains electricity, water and drainage. Air source heat pump, with underfloor heating throughout the ground floor living accommodation.

COUNCIL TAX

Band G.

ENERGY EFFICIENCY RATING

B. Ref:-8718-7636-5030-4865-5992

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: ///centrally.relay.tones

AGENT'S NOTE

There is a four metre building restriction to the right of the property.

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# SOWERBYS



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