



THE STORY OF

Crosshill House

Methwold, Norfolk

SOWERBYS

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Crosshill House

1 Old Feltwell Road, Methwold,
IP26 4PW

Detached Family Home

Three Reception Rooms

High Ceilings, Log-Burners and Open Fireplaces

Well-Equipped Kitchen

Four Double Bedrooms

En-Suite to Principal Bedroom

Fully Landscaped Garden

Double Garage

Garden Office with Power and Light

Characterful and Charming

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“It’s a comfortable home, great for entertaining, and it’s given us so much space.”

In the four years they’ve owned Crosshill House, our sellers have undertaken a number of projects here, improving the quality of life that the property affords them. Over the years it has become a handsome, unique and quirky home where family and friends have been entertained and many happy memories have been created.

Dating back to 1806, Crosshill House once formed part of the Duchess of Lancaster estate – it even received the wax seal of approval. Over the course of its life this property is believed to have been a saddlery, a jeweller and at one point this

was the village shop too; now a beautiful and warm family home.

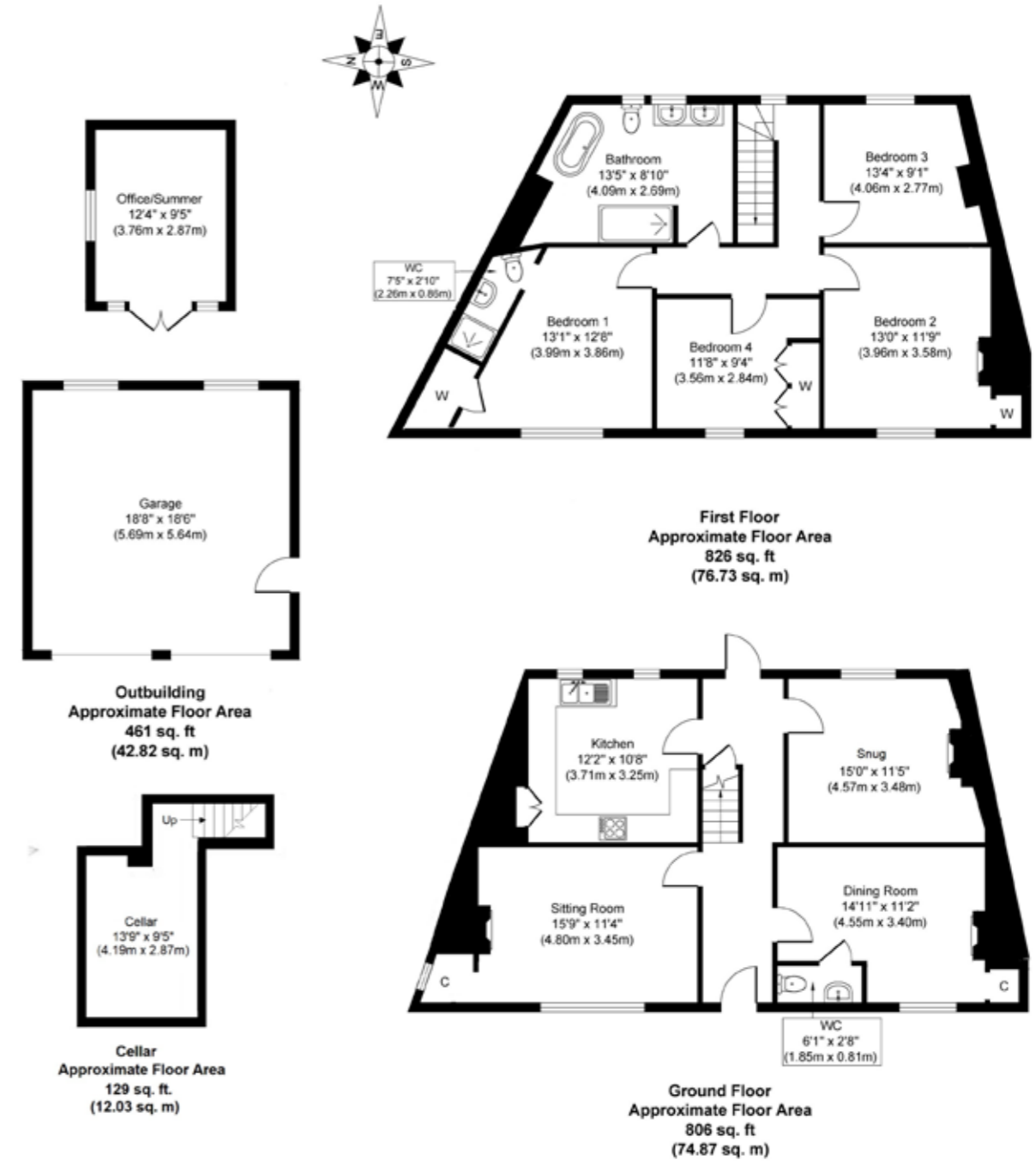
The minute you step foot inside, the reception hall gives a wonderful sense of comfort and warmth. The Georgian part of the home, to the front of the property, has been one of our clients favourite spaces – with tall ceilings, large windows and a cosy log-burner which have all elevate this room and created a cosy and comfy place to retreat to. Similarly, to the other side of the hall is the formal dining room, also with great proportions and packed with original features.



The kitchen is well equipped too and the few game hooks on the ceilings tell a story as to what purpose this room had all those years ago. It's now a space where your culinary skills can flourish. A sizeable cellar mirrors the dimensions of the dining room.

Moving to the upper level, the landing gives access to the four bedrooms and the newly appointed family bathroom. All of the bedrooms are double in size whilst the principal bedroom benefits from a newly added en-suite shower room.





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.

The outside space has been transformed too. There is a double garage and two driveways give access to the rear garden. There is also a home office in the garden with power and lighting. For the green fingered there are vegetable beds, there are lawns for the little ones, a pool for those that want to cool off and a patio for those must-have summer barbecues.

A beautiful home, spacious and versatile that is ready for someone new to move in right away.

“So many birds visit the garden - it’s been an amazing space to relax in.”





ALL THE REASONS

Methwold

IN NORFOLK
IS THE PLACE TO CALL HOME



A civil parish in the English county of Norfolk, on the edge of the Norfolk Fens and Breckland. The rural

village of Methwold, which lies on the edge of the Thetford Forest, offers a church, post office, secondary and primary schooling, sports facilities, a public house and other amenities.

Approximately 20 miles away, 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.

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.

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.

A stunning cluster of Georgian architecture sits to the west of town and the streets surrounding The Walks, a Grade II listed, 17-hectare park where elegant folk once promenaded. Families still enjoy weekend walk or a Sunday concert in the park and don't miss The Red Mount, once a wayside stop for pilgrims headed to the shrine of Our Lady of Walsingham, to take in the incredible, elevated views.



Note from the Vendor



The sitting room of Crosshill House

“The size and height of the Georgian part of the house is so striking..”

THE VENDOR



SERVICES CONNECTED

Mains electricity, water and drainage. Oil fired central heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

E. Ref:-9056-2889-6105-9391-5985

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: /// blurs.fool.disgraced

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