



THE STORY OF

# Dentons Farm Cottage

*West Bilney, Norfolk*

SOWERBYS



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# Dentons Farm Cottage

Common Road, West Bilney,  
Norfolk, PE32 1JX



No Onward Chain

Four Bedrooms

Country Cottage

7.74 Acres in Total (STMS)

Living Room with Vaulted Ceiling

Log-Burner

Period Features

Off-Road Parking

Outbuildings



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“...period features keep the cosy cottage  
vibe whilst subtle modern additions help  
create a sanctuary of retreat.”

Take a picturesque drive down tree lined country roads before venturing onto a trail that winds its way well into woodland to discover this exciting opportunity.

In need of restoration throughout, the fabric and layout of the home are charming and very much in keeping with the requirements of modern living, offering a combination of open plan spaces - such as the kitchen/breakfast room - combined with generous additional reception rooms that provide flexibility in purpose.

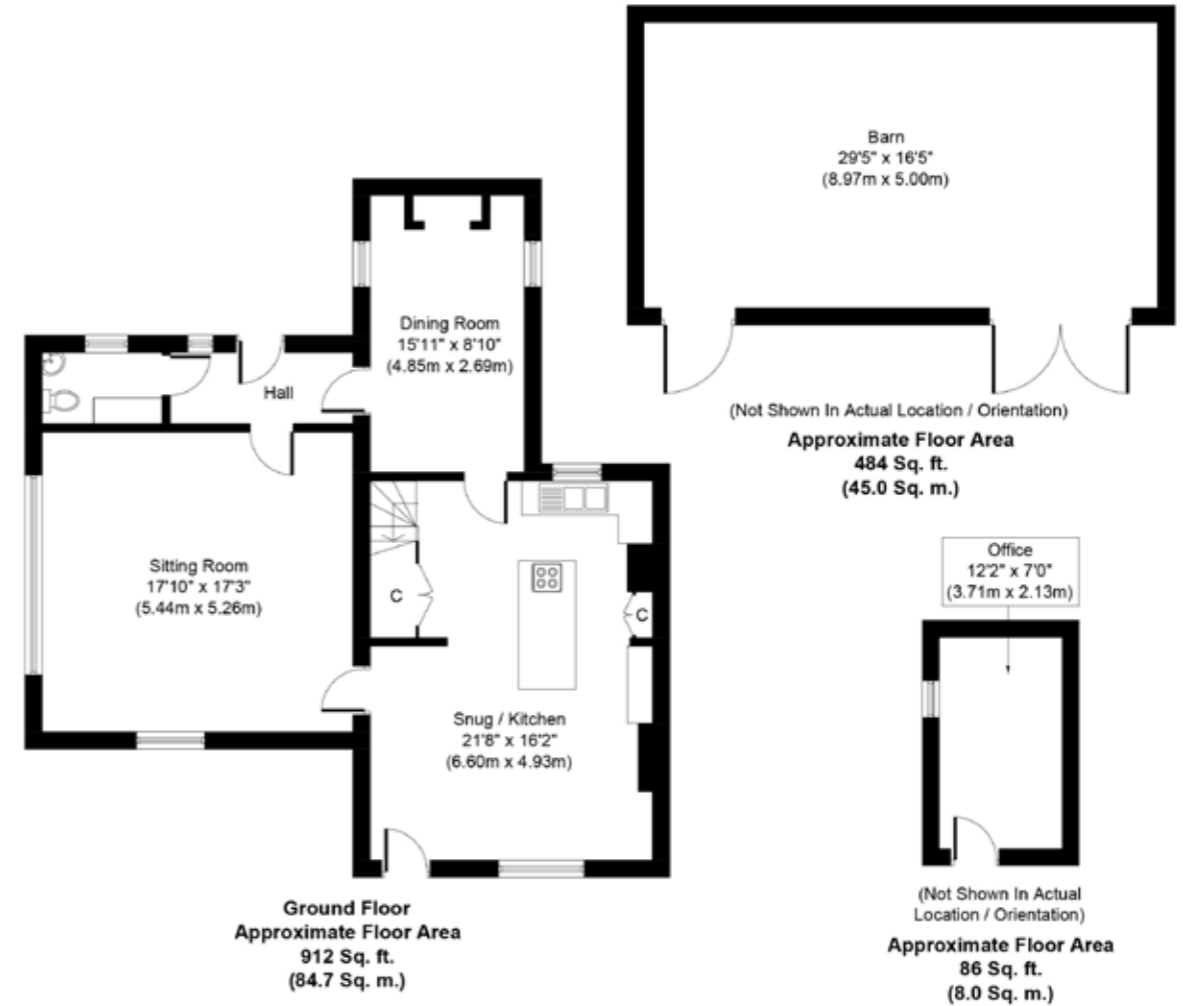
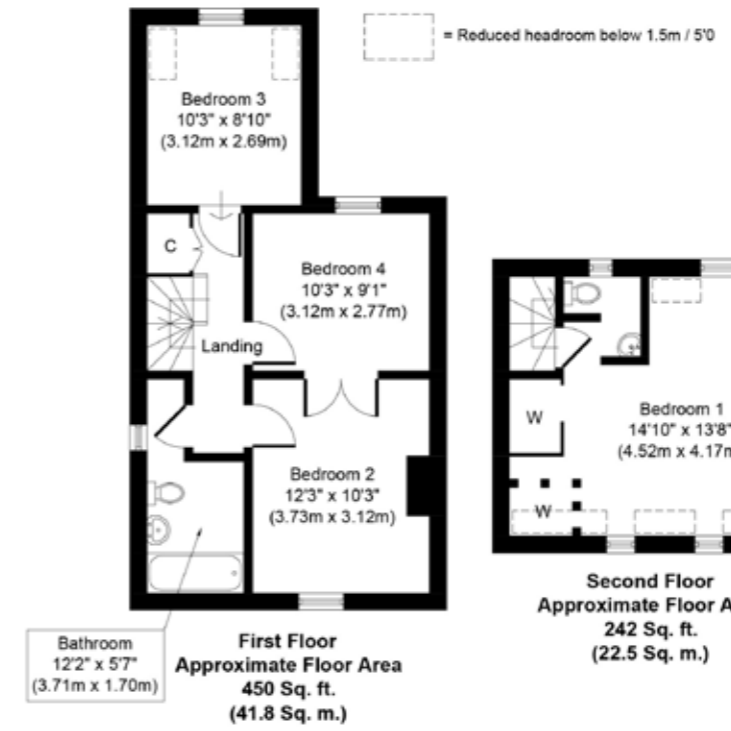
The main living room has high vaulted ceilings that reintroduce the sense of space and freedom felt outside, whilst the picture windows beautifully frame the landscape of greenery that almost encompasses the home. This space is superbly finished by a feature oil fired burner for that warm glow in the cooler months.

The blend of old and new has been struck with careful consideration, retaining period features that keep the cosy cottage vibe whilst subtle modern additions help create a sanctuary of retreat and well considered room sizes.









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.





Outside, the initial attached garden area is approaching approximately a quarter of an acre (STMS) with a substantial wooden barn structure that provides useful storage and is easily accessed by vehicles through a gated side entrance.

A small brick outbuilding is another welcome addition, that could perhaps become a workshop, potting shed or home office.



Head up a track to the side and an extra parcel of land extends to just under 7.5 acres (STMS) of woodland and open meadow land, ready to be explored. This is a haven for wildlife and those that enjoy being outdoors amongst the wilderness.







ALL THE REASONS

# West Bilney

IN NORFOLK  
IS THE PLACE TO CALL HOME



Situated on the A47 Norwich to King's Lynn road, West Bilney is a small village, with amenities to be found in the neighbouring villages. A walk in West Bilney Woods is a delightful way to enjoy the great outdoors.

Perched on the banks of the River Ouse, King's Lynn is the nearest town to East Winch and 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.

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.



## SERVICES CONNECTED

Mains electricity and water. Drainage to septic tank. Oil fired central heating (not currently in use).

## COUNCIL TAX

Band B.

## ENERGY EFFICIENCY RATING

F. Ref: -2346-3029-5208-4237-5204

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: ///aimed.uniforms.intersect

## AGENT'S NOTES

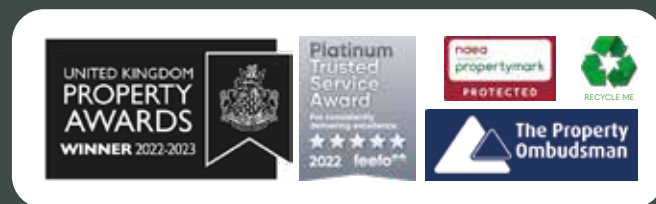
It is understood that the main access road is owned by the Forestry Commission over which Dentons Farm Cottage has right-of-way for access. Relevant utilities and associated service companies have a right-of-access to maintain the pylon and lines located on the property. Dentons Farm Cottage has a right-of-way over the track to the west to access the detached parcel of land under the same title.

Covenants: The following are details of the personal covenants contained in the Transfer dated 5 November 1999 referred to in the Proprietorship Register: -

- i. Not to cut down, destroy, lop or top any of the trees now growing on the property except trees that are decayed or dangerous.
- ii. Not to cut down, destroy or uproot any rare species of plant now growing on the property or any part thereof.
- iii. Not to sell or part with the possession of all or part of the property without imposing covenants in the form of sub-clauses i and ii hereof.

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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