



THE STORY OF  
**Bramley Farm**  
*Gorefield, Norfolk*

**SOWERBYS**



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THE STORY OF

# Bramley Farm

Fendyke Lane, Gorefield  
Wisbech, PE13 4NF



A Peaceful and Quiet Location

Ideal for Multi-Generational Living

L Shaped Kitchen Dining Room

Four Double Bedrooms, Two En-  
suites and a Family Bathroom

Two Generous Field Shelters and Lots of  
Quiet Lanes and Bridleways Accessible

Beautifully Landscaped Garden

Two Gas Burners

Six Stables, Arena, Two Turnout  
Areas, and a Separate Barn

A Plot of 4.8 Acres (STMS)

Sold with No Onward Chain



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“I would describe my home as spacious, flexible and complete.”

Having the horses as part of their daily life has been an absolute treat for the current owners – nothing beats the feeling of looking out of the window and being able to see them in their paddocks at the end of the garden.

Bramley Farm has been transformed almost entirely inside and out since the current owners took over eight years ago. Now it is a superb family home, with space for a growing family or even multi-generational living. Their world revolves around their horses and this superbly presented home has all the right facilities to make that equestrian dream come true for the next owners too.

The hub of this home has to be the newly fitted kitchen which complements the property beautifully. It is bright and airy and leads into a spacious dining room, which offers a space where family and friends are drawn to. The room opens out onto the manicured gardens, and gives views to the horses in the paddocks beyond.

The separate sitting room with its feature fireplace is another room that further complements Bramley Farm. The room is bright and spacious yet with a cosy feel. Having moved here with two teenagers this space has worked wonders for them, allowing all family members to have their own space.





The bedrooms have all been rejuvenated and an extra en-suite was added, now creating a generous home with four double bedrooms and two en-suites. The principal room has definitely got the wow factor – with high, partly vaulted ceilings which showcase stunning exposed beams, and french doors which lead out to the garden. Finished by the stylish and modern en-suite, this room creates the ideal space to retreat to.

“One of my favourite spots in the house is standing at our en-suite window, brushing my teeth, and watching the horses.”



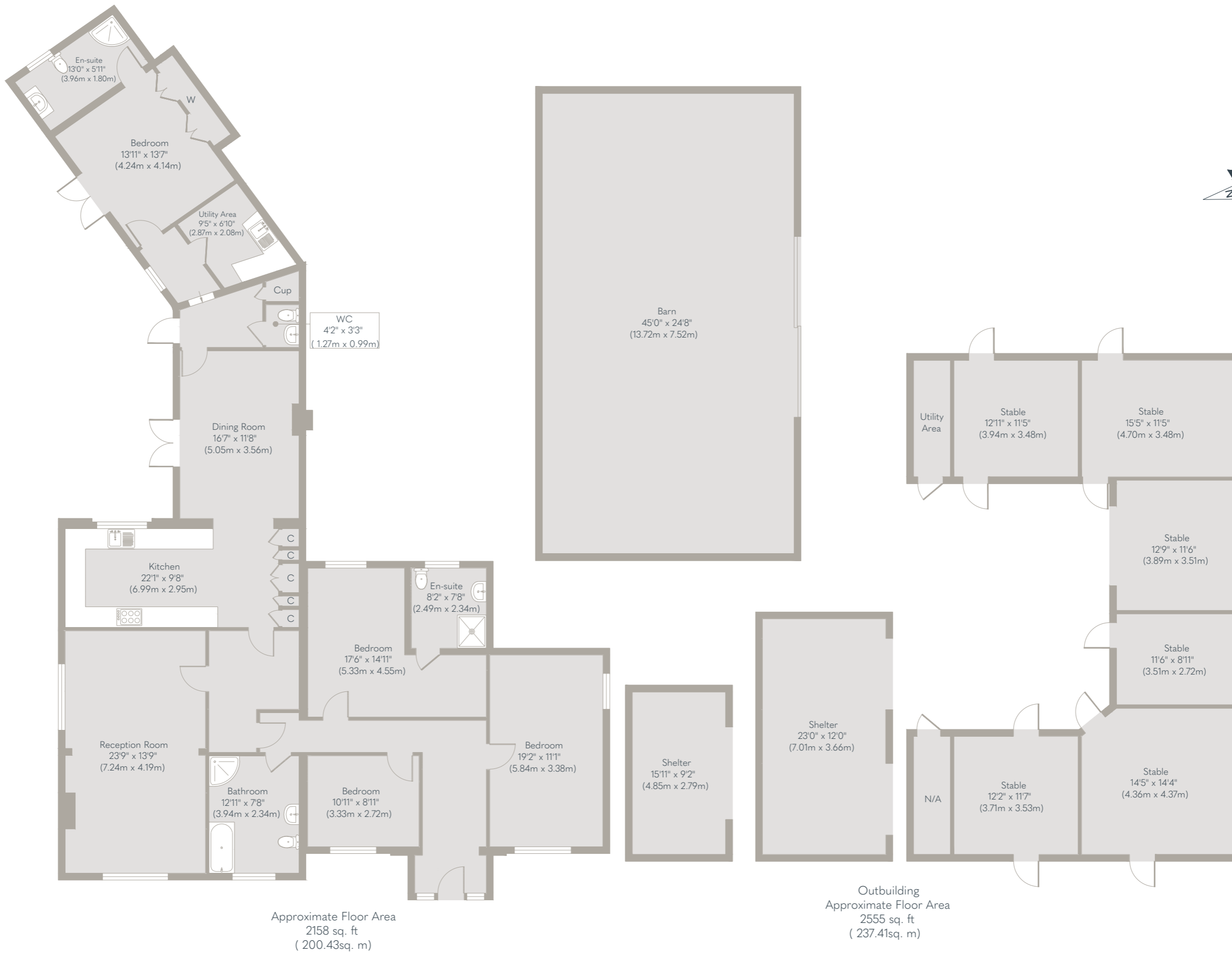


Externally, the outdoor space has been meticulously maintained, offering ample parking for multiple vehicles and two access points, catering perfectly to multi-generational families. The immediate garden has been thoughtfully landscaped, providing an ideal oasis for the family to enjoy during the warmer months.

For equestrian enthusiasts, the property takes pride in elevated equestrian facilities – pristine stables, a 40 x 20 arena, and a separate 45ft x 25ft barn. Well-divided fields serve as spacious paddocks, and excellent land drainage ensures year-round grazing. Its rural setting providing miles of off-road hacking completes the picture for the perfect equestrian property.

In summary, this property is not just a home; it's a superbly presented equestrian haven situated in a peaceful village with convenient access for those commuting to London, as well as a lovely balance between equestrian and family life.





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



# Gorefield

IN CAMBRIDGESHIRE  
IS THE PLACE TO CALL HOME



A tranquil rural haven, Gorefield in Cambridgeshire paints a picturesque scene of rural serenity. The village is surrounded by expansive fields of golden

wheat and vibrant green meadows, offering residents a retreat from the demands of modern life.

Gorefield prides itself on a strong sense of community. Local gatherings at the village hall, community centre, or traditional pubs foster a close-knit atmosphere. Residents often engage in shared activities, cultivating a warm and welcoming environment for all.

The village serves as a gateway to nature, with ample opportunities for outdoor activities. Nature reserves and walking trails beckon those who seek to explore the rich biodiversity of the region.

Gorefield boasts an ideal location with commuter-friendly roads connecting seamlessly to Cambridge and other parts of the country. Situated approximately 20 miles from Peterborough, residents enjoy convenient access to trains, ensuring effortless journeys to London and various destinations nationwide. The train ride to the capital takes



just over an hour, making Gorefield a ideal location for efficient travel to key locations across the country.

For a slightly faster pace of life, Gorefield is approximately 5 miles from Wisbech.

Wisbech is known for its Georgian architecture. The town has an abundance of amenities to offer, such as a theatre, swimming pool, library, grammar school, and the Horsefair Shopping Centre. Browse the shops or visit the market on a Thursday or Saturday with a wide range of traders offering locally grown produce and plants.

Explore the surroundings by taking a leisurely walk through the tranquil gardens in the heart of the town centre, which has been awarded a commendation award for innovation for its links to the town's Merchant Trail. The Merchant's trail shares the history of the many famous characters of the town, telling the story of how Wisbech became one of the most prosperous ports in the country during the 18th and 19th centuries.



Note from the Vendor



“Although we live in a quiet area, we are around 30 minutes from Peterborough station, which takes less than an hour on the train to get to London.”

THE VENDOR



SERVICES CONNECTED

Mains water and electricity. Drainage via septic tank. Oil fired central heating. Power, water and lighting to barn and stables.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

E. Ref:- 9565-3931-4200-3207-2200

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: ///purified.juicy.lunged

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