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THE STORY OF

Sunnyside House

Marshland St James, Norfolk

SOWERBYS

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Sunnyside House

393 Smeeth Road, Marshland St James,
Norfolk, PE14 8EP



3 Acres of Land (STMS)

Detached Family Home

Three Reception Rooms and a Sun Room

Kitchen/Breakfast Room

Three Generously Sized Bedrooms

Ground Floor Bathroom and First Floor Shower Room

Carport and Off Road Parking

A Mature Orchard

Peaceful, Bright and Private

Superb Walks on your Doorstep



SOWERBYS KING'S LYNN OFFICE

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“Our home is private, peaceful and cosy.”

A detached family home, which has been in the family for almost forty years, has provided fruit from the orchard for the present owners to run their own business for many years.

The property sits on a generous plot of almost three acres (STMS) in peaceful countryside, ideal for anyone looking for privacy and peace.

To meet the changing needs of the current owners, the property has been extended over the years.

The ground floor is thoughtfully designed, comprising of two reception rooms plus a dining room and sun room, providing plenty of space for a growing family, and enjoying beautiful views of the orchard outside. The dining room is

well-loved; the perfect spot to enjoy your morning coffee and watch the wildlife in the garden and take in the spectacular sunrises.

Completing the ground floor is the kitchen and bathroom. The kitchen is modern and complements the home well. The bathroom is a practical addition to the ground floor, offering a space to dust off after a long day's work or from long muddy walks

The first floor benefits from three generously sized bedrooms and was extended some time ago to provide a much-needed shower room. All of the rooms benefit from an abundance of light and have lovely views of the fields from every window.





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.



Externally the property benefits from a carport and ample parking, as well as a garage/workshop. As much of the ground is orchard, this is the ideal storage space for your harvest. The orchard brims with life, thriving with a variety of apple trees, and a supply of firewood for the fire.



ALL THE REASONS

Marshland St James

IN NORFOLK
IS THE PLACE TO CALL HOME



Resting amidst a patchwork of rich agricultural fields and woven between the tapestry of former marshland dykes and tributaries, tracing their way back the Great River Ouse, is the picturesque fenland village of Marshland St James.

With both a Nursery School and a Primary School, as well as nearby secondary schooling and a very modern, engaging Community Hall beating at its heart, Marshland St James affords a modern solution to a rural family lifestyle on the fringe of the bustling historic port 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.

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



“There is truly an abundance of wildlife that visits us here, such as deer, pheasants, and an array of birds. It is truly peaceful here.”

THE VENDOR



SERVICES CONNECTED

Mains Water and Electricity. Oil fired central heating. Drainage via septic tank.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

E. Ref:- 2643-3931-9200-3657-5200

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: ///laces.ambushed.poppy

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