



THE STORY OF

Oldacre

Little Massingham, Norfolk

SOWERBYS

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THE STORY OF

Oldacre

Lower Lynn Road, Little Massingham,
PE32 2JX

Stunning Rural Location

Field Views

Three Double Bedrooms

Family Bathroom and En-Suite

Large Garden

Off-Road Parking

Popular Village Location

Short Distance to Local Amenities

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“We would describe our home as spacious,
peaceful and scenic.”

Welcome to this charming three double bedroom detached property, nestled in a picturesque rural location with enchanting field views on three sides. Situated just a short distance from two popular villages enjoying local amenities, year-round communities, and award-winning pubs, this home offers a perfect blend of tranquillity and convenience.

As you approach, the property welcomes you with its modern twist on a traditional cottage aesthetic, standing proudly on a generous plot. The superb entrance hall greets you with gorgeous period tiles, providing a practical space

to get ready for your day or unwind upon returning. The layout of the ground floor is designed for both family togetherness and individual retreats.

To one side, a spacious living room stretches the depth of the property, offering a cosy space for the family to gather or distinct areas for various activities. On the opposite side, an open-plan kitchen/dining room bathes in natural light, creating a wonderful setting for entertaining or daily activities. Whether it's a leisurely breakfast in the morning or a lively evening of homework, nibbles, and games, this space is both functional and inviting.



Venture upstairs, and you'll find a fabulous landing with stunning views over the surrounding fields, mirroring the sense of scale and openness seen downstairs. The bedrooms, all with double beds, enjoy exquisite, elevated views of the rolling countryside. Two of the bedrooms share a well-appointed shower room, while the principal bedroom is served by its own en-suite bathroom for long relaxing rejuvenating soaks. The current owner particularly relishes Sunday mornings, sipping coffee in bed and watching the world come to life against the backdrop of peaceful and scenic surroundings.



Outside the property sits comfortably within its garden with room on all sides and large areas of luscious lawn to front and rear to enjoy all day throughout the seasons.

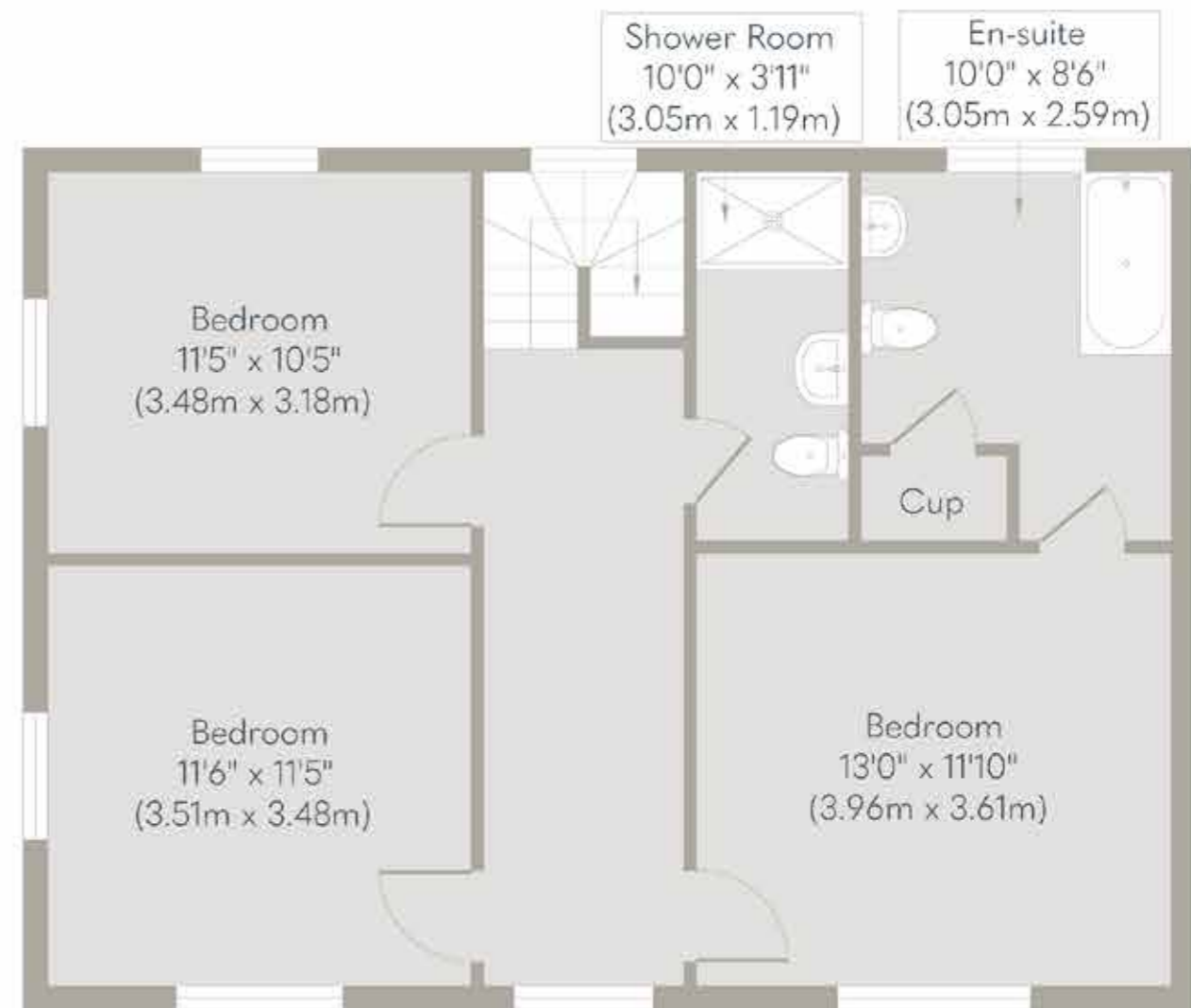
The property's location invites exploration, with easy access to the famous Peddars Way Roman road for morning strolls or epic hikes across the Norfolk landscape. Whether you choose to venture out and explore or return for a well-earned rest, this home offers a perfect balance of rural serenity and modern comfort. Come and experience the beauty and tranquillity of this stunning countryside retreat.



“My favourite spot is the view from the principal bedroom window, where I enjoy a coffee in bed every Sunday morning. The view is beautiful whatever the weather.”



Ground Floor
Approximate Floor Area
684 sq. ft
(63.54 sq. m)



First Floor
Approximate Floor Area
684 sq. ft
(63.54 sq. m)

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.

ALL THE REASONS

Little Massingham

IN NORFOLK
IS THE PLACE TO CALL HOME



The delightful villages of Little Massingham and Great Massingham are set in a very popular area of Norfolk.

In Great Massingham there is a central green with duck ponds and wildlife, a church, school, post office / store and a popular village pub. Little Massingham Manor is home to Elements Wellness Studio.

Both villages are within a short distance of King's Lynn with its rail link via Cambridge to London Kings Cross.

It is a 20 minute drive from the beautiful north Norfolk coast with its marshes and long sandy beaches.

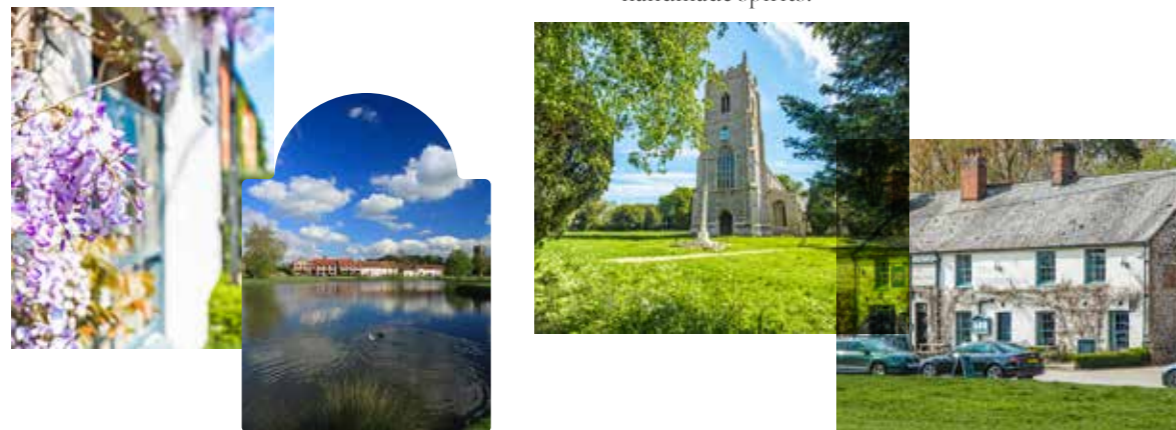
Perched on the banks of the River Ouse, King's Lynn has been a centre of trade and industry since the Middle Ages, and its rich history is reflected in the many beautiful buildings which still line the historic quarter.

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.

With more than 400 listed buildings, two warehouses – Hanse House and Marriott's Warehouse – still stand in the centre of the town, along with King's Lynn Minster and Custom House. These have appeared as stars of the screen in numerous period dramas and it's not unusual to spot a camera crew and cast on location.

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.



Note from the Vendor



“Moving here from London is certainly a new pace of life and one we’re all enjoying. We have loved the space and privacy we have here.”

THE VENDOR



SERVICES CONNECTED

Mains water and electricity. Oil fired central heating. Drainage via septic tank.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

E. Ref:- 9330-2980-9300-2997-4055

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: ///recoup.stop.mermaids

AGENT'S NOTE

There is a covenant at this property, please contact the agent for further information.

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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