

THE STORY OF

# 18 Abbeyfields

*Great Massingham, Norfolk*

SOWERBYS

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Abbey Road, Great Massingham,  
Norfolk, PE32 2JE

Modernised Throughout

Dual Aspect Sitting Room with a Log-Burner

Newly Bespoke Fitted Kitchen/Dining  
Room and Access to the Sun Room

Study and Separate Snug/ Playroom

Four Double Bedrooms

Full Height Vaulted Ceiling to Principal  
Bedroom and Access to En-Suite

Enclosed and Private Rear Garden

Double Garage, Off-Road Parking,  
and Electric Charging Port

Award Winning Village and Within Short  
Driving Distance to Brancaster Beach

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“We would describe our home as full of character, substantial and family-oriented.”

Making this house into a home has been a journey for our clients over the last eight years. In a quiet location, 18 Abbeyfields has a charming aesthetic to match its superb location within this prestigious village, all combining to make a space which has been thoroughly enjoyed as a family home.

From the moment you drive across the green and into this private drive, you feel a sense of exclusivity. The aesthetics of this particular area are true credentials to what makes Norfolk a desirable county for many to want to live in, from the local amenities to the close proximity to Brancaster beach and its golden sands

which has kept our sellers entertained for days on end.

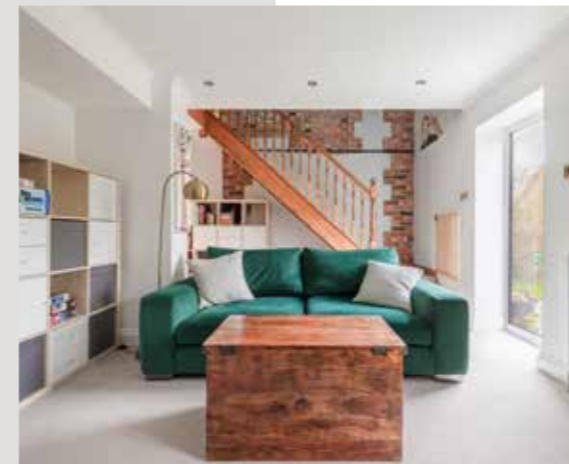
The minute you step foot inside the property it captivates you with its warmth and charm and a homely feeling setting in straight away. To one side of the building is a beautiful and airy sitting room and the dual aspect windows keep this space flooded with natural light, whilst the log burner adds a great sense of comfort and cosiness to it; imagine spending the evening in front of the roaring fire with a hot drink in your hands and chatting until the early hours of the morning.



To the other end of the property is a newly appointed kitchen/dining room and they have been very meticulous about their design, wanting to make sure there's a functional and practical space to cope with daily chores but also one which is the perfect space when your visiting family and friends migrate here too. With electric underfloor heating extending into the sun room, one can see how this space has easily become the hub of this charming property.



“One of our favourite spots is in the sun room being warmed by the sun during the day and watching the stars at night”



For those that need to work from home, a well-appointed study is perfect, whilst those who want a separate space where they can watch some television, read a book or create a children's play room, another room is on offer to take care of that. Currently this space has mostly been used by younger family members, a private space where they could spend time with their friends.



Moving to the upper level and the same level of attention to detail is present here too across the four bedrooms, all with fitted wardrobes, and the family bathroom. The principal bedroom is rather special with full high vaulted ceilings, exposed bricks and beams and easy access to its own en-suite – this bedroom has definitely got the wow factor.



The outside space has also been well-looked after. To the front the double garage and a gravel drive will provide ample parking, ideally set-up too with an electric charging port too.

The rear garden is as charming as the property itself. A walled surround, a large patio area for those that love to dine al-fresco, a lawn for the young ones to play all day long and a swimming pool to cool you down during those hot summer days. Topping this all off are the open views to rear, making this property feel very private.

A superb home in a majestic location - with the beach only a short drive away - this barn-style property is ready for someone new to in and create their ideal home.





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

# Great Massingham

IN NORFOLK  
IS THE PLACE TO CALL HOME



One of Norfolk's most attractive villages, Great Massingham enjoys a thriving community and rural village life, whilst nestled between the busy market towns of King's Lynn and Fakenham. There is a local primary school, pre-school, a village shop and post office, and The Cartshed Tea Room. The Dabbling Duck is a popular pub within the village, which offers an excellent restaurant alongside a Bed and Breakfast and is run by a local husband and wife team.

Multiple large ponds can be found throughout the village, which has won many awards such as 'CPRE Community Open Spaces award and several 'EDP Pride in Norfolk' awards. Opposite the impressive village green is St Mary's church, which has been a focal point of the village for hundreds of years. The magnificent 13th century porch was once used

as a school room and is thought to have been where Sir Robert Walpole, England's first prime minister in 1720, was educated as a young boy.

In the heart of Great Massingham is the Village Hall, which was refurbished in 2019, and hosts many activities and clubs such as tennis, bowls, table tennis, billiards, snooker and more. There's also a film and quiz night held here each month.

If you're looking for a quieter life with beautiful countryside walks, whilst remaining close to amenities, then Great Massingham is certainly one to explore.



*Note from the Vendor*



“We love being close to Sandringham Estate, Brancaster beach, and access to country walks.”

THE VENDOR



## SERVICES CONNECTED

Mains water, electricity and drainage. Oil central heating with electric underfloor heating to kitchen and sun room.

## COUNCIL TAX

Band E.

## ENERGY EFFICIENCY RATING

C. Ref:- 8137-4329-5309-0513-2296

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: ///hotels.stuff.hides

## AGENT'S NOTE

There is a service charge of £240 per year which is to maintain the shared areas.

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# SOWERBYS



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