



# TILNEY MANOR

TRADITIONAL CONSTRUCTION - LUXURY LIVING



THE STORY OF

# Tilney Manor

Church Road, Tilney St. Lawrence, Norfolk  
PE34 4QQ



Georgian Style Three Storey New Home

Principal Bedroom Arranged Over the Second Floor  
with Dressing Room and En-Suite Bathroom

Four Further Double Bedrooms, Three with En-Suites

Formal Dining Room and Separate Sitting Room

Sociable Kitchen/Breakfast Room and Separate Utility

Triple Aspect Garden Room

Parkland Plot Extending to Around Three Acres (STMS)

Living Accommodation in the Region of 4,000 sq. ft.

Double Garage with Garden Store,  
Gardener's WC and Storage Room Over



**SOWERBYS KING'S LYNN OFFICE**

01553 766741

[kingslynn@sowerbys.com](mailto:kingslynn@sowerbys.com)



## “Impeccably designed creating modern comforts with past-time grandeurs.”

**B**e captivated by Tilney Manor, an impressive new build home crafted by the esteemed NBC Homes.

With a mock Georgian façade, this residence is a commanding presence, delivering a substantial 4,000 sq. ft. of living space complemented by an additional 1,000 sq. ft. of garaging and storage.

Impeccably designed to merge old-world charm with modern comforts, Tilney Manor promises a life of grandeur, decadence, and sustainability.

NBC Homes, with more than 25 years of local home-building expertise, are renowned for their commitment to quality workmanship, energy efficiency, and delivering a first-class finish. Tilney

Manor is no exception, featuring locally knowledgeable architects ensuring its timeless place in the Norfolk landscape.

Enter Tilney Manor through an imposing entrance hall with a majestic staircase, superbly setting the tone of opulence within. The ground floor offers a large formal dining room for ultimate hospitality, after which a separate sitting room with feature fireplace provides a cosy but classy place to retire.

Located to the rear of the home is sprawling open-plan kitchen, dining, and family room, which seamlessly flows into a garden room with roof lantern and triple aspect bi-fold doors - culminating in a truly spectacular entertainment space for all seasons and events.





The first floor hosts four large double bedrooms, three with en-suite shower rooms, and all with access to a separate bathroom with free-standing bath.

The entire second floor is dedicated to the principle suite, comprising a double bedroom, an en-suite bathroom with a separate bath and shower, and a dressing room. Elevated vistas of the surroundings complete a luxurious cocoon of escape.

NBC Homes aims to make Tilney Manor a statement of excellence and aspiration, situated on a substantial three-acre plot (stms), it is enveloped by parkland-style surroundings. Mature tall trees allow the residence to feel screened from the passing rural road, and a sweeping driveway enhances the sense of arrival, adding to the estate's prestigious allure.

This property presents a rare opportunity to work with an established developer with a personal and bespoke touch in creating a rural retreat and exemplary country residence. Tailor Tilney Manor to your vision and indulge in the luxury of a truly customised home.



ALL THE REASONS

# Tilney St Lawrence

IN NORFOLK  
IS THE PLACE TO CALL HOME



Many spots in Norfolk could be considered a hidden gem, but few boast the connected location of Tilney St Lawrence.

The centre of the village sits at a crossroads, with your choice of direction taking you elsewhere in Norfolk, onto Cambridgeshire or even Lincolnshire. This means that you can enjoy a rural lifestyle whilst knowing nearby is easily accessible, with either county - or the two nearest Norfolk towns - being less than 20 minutes away.

Tilney St. Lawrence itself is more than simply a well-connected location, but a countryside community.

With a popular and well-stocked village shop, Family Store, you can easily find what you need. The pub across the road is a hubbub of an evening, and both the church and village hall host community events. At the latter is also the Post Office along with an outside play area, having a great assortment of equipment to keep younger minds entertained.



With the countryside on your doorstep, there are a plethora of walks to enjoy. Whether you stick to the main roads of the village and visit either neighbouring Terrington St. John or Tilney Fen End, you may also walk along a water's edge at Smeeth Lode and head on towards Wiggenhall St. Mary.

Nearby King's Lynn has a distinct history,

originally being Bishop's Lynn until the reign of Henry VIII- up until the town was surrendered to the crown and took his title.

It's easy to see the appeal of this location, and those near to the town, with a clutch of high street retailers and independent restaurants in the central Vancouver Quarter. The Majestic Cinema and Alive Corn Exchange are the place to catch a film or show, along with the St George's Guildhall, the UK's largest surviving medieval guildhall.

King's Lynn has a main-line train station, but from Tilney Manor a 10 minute journey to Watlington station accesses the same line meaning you can reach London within two hours.

Head towards the coast and find many West Norfolk spots to enjoy. Stop at the world famous Sandringham Estate and explore an area which has been a favourite of the Royal Family for many years - or the quieter and nearby Wolferton which was much-loved by the late Duke of Edinburgh.

On a summer's day, what better is there than to spend an evening by the sea with Norfolk fish and chips? Whether you choose Heacham, Hunstanton or Thornham, you can discover many coastal locations to create much-loved memories.

A home in Tilney St. Lawrence is a countryside retreat, a place within a community, and a chance to stay well-connected to multiple areas and explore the best of nearby Norfolk.





Second Floor  
Approximate Floor Area  
864 sq. ft  
(80.3 sq. m)



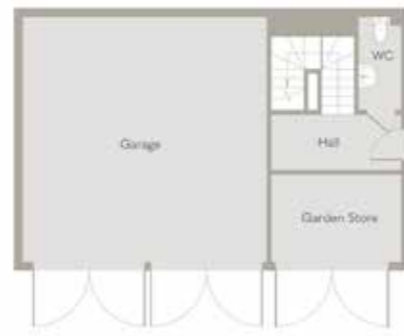
First Floor  
Approximate Floor Area  
1,486 sq. ft  
(138.0 sq. m)



Ground Floor  
Approximate Floor Area  
1,771 sq. ft  
(164.6 sq. m)



Garage First Floor  
Approximate Floor Area  
534 sq. ft  
(49.7 sq. m)



Garage Ground Floor  
Approximate Floor Area  
598 sq. ft  
(55.6 sq. m)

*Note from Sowerbys*



Within easy reach of Norfolk, Cambridgeshire, and Lincolnshire, the location of Tilney Manor is incredibly useful. Nearby King's Lynn, pictured, offers many amenities.

“Tucked away in a hidden gem of a village, this home is incredibly well-connected.”

SOWERBYS



**SERVICES CONNECTED**

Mains water and electricity. Drainage to a water treatment plant and heating via an air source heat pump.

**COUNCIL TAX**

Band to be confirmed.

**ENERGY EFFICIENCY RATING**

The property will have a SAP assessment carried out as part of building regulations when completed.

**TENURE**

Freehold.

**LOCATION**

What3words: ///haircuts.moss.erupts

**AGENT'S NOTES**

Images of the property are CGI (computer generated images).  
A wayleave grants King's Lynn Drainage Board access to maintain the dyke.

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.

Copyright V360 Ltd 2022 | www.houseviz.com

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

Land & New Homes Specialists