



Bluebell Cottage
Wimbotsham | Kings Lynn | PE34 3QG

SPACIOUS AND DETACHED FAMILY HOME



Welcome to Bluebell Cottage where charm and character awaits you!
Nestled within the picturesque Village of Wimbotsham. We present to you this stunning detached house boasting three bedrooms and a wealth of delightful features.



KEY FEATURES

- Beautifully Presented Three Bedroom Detached Family Home
- Three Impressive Reception Rooms
- Ground Floor Shower Room & First Floor Family Bathroom
- Kitchen Breakfast Room & Utility Room
- Sunroom & Outside Home Office/ Craft Room
- Superb Enclosed Manicured Rear Garden
- Highly Popular Village location
- Double Garage/ Workshop & Driveway
- Total accommodation extends to:1,597sq.ft

Charming and Characterful

This home is spacious, light and unique, with both modern and traditional features throughout. Using modern building techniques to create an "olde world charm" - as described by the current owners, who have lived in the property for nine years - this is a house that ticks a lot of boxes. It's contemporary and expertly styled, yet traditional and homely. There's an undeniable charm to the house, something that can be enjoyed in every room.

Whether you're relaxing in one of the many living spaces, or rustling up a delicious dish in the large kitchen, you are sure to experience the comfort that comes with living in a home with such a distinct cottage feel. Despite being a modern build, a lot of care and attention has been put into creating a home that feels classic and authentic.

With three good-sized bedrooms and multiple living spaces, there's no shortage of space in the cottage. The current owners describe the home as being "simple yet easy to manage, with enough space for intimacy and the entertainment of friends." This perfectly describes the property's balance between being a versatile space with everything needed to host guests and being a welcoming and cosy family home for you to make your own.

Spacious Family Home

When asked to describe the property in three words, the current owners chose "charm, unique and homely," and you're unlikely to disagree. The appeal of the property is instantly apparent, and it really draws you in with its beauty and picture-perfect finishes. This is especially true of the lounge and summer room, which is situated in the conservatory. It's a bright and light space, giving you somewhere to relax and enjoy the uninterrupted view of the garden.





KEY FEATURES

If there's one thing this cottage has plenty of, it's living areas. With a conservatory, dining room and reception room, the property perfectly accommodates hosting, entertaining and family life. Whether throwing a celebratory dinner for friends or enjoying downtime as a family there's always the perfect room.

With its high-quality finishes and functional layout, it's easy to see why the kitchen/breakfast room is a key part of the home. It welcomes in a lot of natural light and is somewhere you'll want to spend a lot of time. The design choices strike the perfect balance between modernity and tradition, and the exposed beams are a wonderful finishing touch.

Idyllic Enclosed Garden

As you head outside the property, you will find yourself in the gorgeous garden. Despite being small, the rear garden is enclosed and tranquil, providing the perfect place to unwind after a busy day. There's a grassed area - the ideal place for children to play - and a decorative patio, with enough room for seating and dining. There's enough foliage to ensure the garden remains full of colour and greenery throughout the year, while also being easy to manage. The garden also boasts a summer house - which the current owners have transformed into an impressive office space - off-road parking and a double garage.

There's much to love about the local area, a place the current owners describe as being "friendly and relaxed, with nice people." There are several local walks to enjoy, enabling you to immerse yourself in the beauty and relaxed pace of the location.





















INFORMATION



On The Doorstep...

Just a mile from Wimbotsham the ancient Saxon town of Downham Market is one of Norfolk's oldest market towns. It's a delightful place to visit with a network of waterways close by and is considered by many to be the gateway to the Fens. Downham Market certainly lives up to its name having two outdoor markets a week, on Fridays and Saturdays, as well as regular auctions and occasional specialist markets. The town provides a distinctive variety of independent shops and historic buildings. Downham Market is also a hub of activity for people across the area and holds a number of events throughout the year including its annual festival and carnival in May and a water festival in August. The villages around the town provide a wealth of farm shops, country and riverside walks, fishing waters and lakes, 2 golf courses and in Denver just 3 miles away there is a fully restored 19th century windmill, bakery and café.

How Far Is It To?...

The property is situated approximately 1.5 miles from Downham Market, and is within easy reach of the main A10 road giving access to King's Lynn (10 miles) and Cambridge (35 miles). Newmarket is around 34 miles and Norwich 48 miles. Downham Market has a mainline railway station to Ely, Cambridge (½ hour) and London Kings Cross (1½ hours). Sandringham Estate is a half hour drive with the main attraction being Her Majesty's Country House and beautiful walks through Sandringham Woods.

Directions - Please Scan The QR Code Below

What Three Words Location

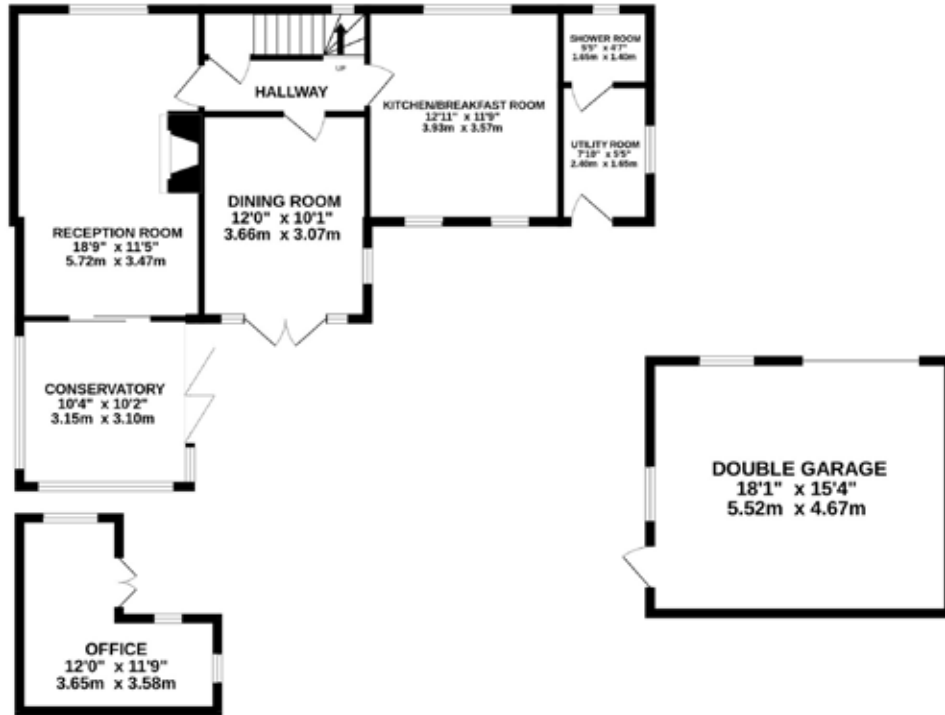
Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words.. [///materials.resonates.exit](https://materials.resonates.exit)

Services, District Council and Tenure

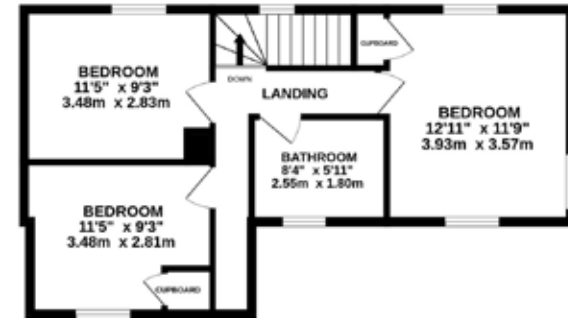
LPG Heating, Mains Water & Drainage. Kings Lynn and West Norfolk Borough Council - Band D, Freehold



GROUND FLOOR
1096 sq.ft. (101.8 sq.m.) approx.



1ST FLOOR
501 sq.ft. (46.5 sq.m.) approx.



TOTAL FLOOR AREA: 1597 sq.ft. (148.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		64 D
39-54	E	50 E	
21-38	F		
1-20	G		

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.





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