



THE STORY OF

Bridge House

Wiggenhall St. Germans, Norfolk

SOWERBYS

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Bridge House

11 Lynn Road, Wiggshall St. Germans,
PE34 3DW

Detached Family Home

Multi-Generational Living

Two/Three Bedrooms and One Bedroom
Self-Contained Annexe

L-Shaped Sitting/Dining Area

Study and Separate Games/Cinema Room or Playroom

Kitchen/Breakfast Room

Family Bathroom Servicing Two Upstairs Bedrooms

New Roofs, Refurbished Balcony, First
Floor Windows and New Boiler

Double Garage, Off-Road Parking and Private Garden

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“It’s great for family gatherings, much bigger on the inside than it looks...”

A happy family home for five years, Bridge House has been the setting for many cherished memories. Bridge House offers so much history from being a tollbooth, through to a convenience store and post office into a loving family home over its 200 year history. The current owners have made significant updates to enhance its longevity and enjoyment.

Named for its stunning views of the river from its balcony, Bridge House has been renovated to feel like a welcoming family

space. Having previously been a shop and a Post Office, it’s now a cosy home which is perfect for entertaining. The main living area, with its comforting log-burner, is where the family gathers. There’s also a separate sitting room, perfect as a quiet space or a children’s playroom.

The kitchen/breakfast room is spacious and bright, with ample storage and workspace for cooking enthusiasts. Downstairs, there’s a utility room, WC, and a versatile study.



Upstairs, there are two double bedrooms, a family bathroom, and a self-contained annexe, ideal for multi-generational families. The annexe includes a bedroom with en-suite shower room, sitting area, kitchenette, and access to the balcony with breath-taking river views.



First Floor
Approximate Floor Area
785 sq. ft
(72.94 sq. m)



Garage
Approximate Floor Area
486 sq. ft
(45.12 sq. m)



Ground Floor
Approximate Floor Area
1302 sq. ft
(120.98 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.



Outside, the low maintenance design features a gravel driveway for off-road parking, a double garage, green spaces, an artificial lawned area, flower beds, and decking for entertaining.

“One of our favourite spots is the balcony, where we can look out over the river and watch the seals.”

Beautifully modernised and multi-generational, Bridge House is ready for new owners to move in and create their own memories.



ALL THE REASONS

Wiggenhall St. Germans

IN NORFOLK
IS THE PLACE TO CALL HOME



A pretty village, Wiggenhall St Germans is only four miles from the market town of King's Lynn.

The village has a green, a fine old church and a range of amenities; including an excellent village shop, a pub on the river and bus routes to nearby towns and villages. The village primary is a short walk away from Bridge House, along the river.

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.

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, and the surrounding areas, continues to attract a growing number of professionals seeking an easy commuter route.



Note from the Vendor



Wiggenhall St. Germans

“Walks along the river are great for the dogs, we see plenty of wildlife there...”

THE VENDOR



SERVICES CONNECTED

Mains electricity, water and drainage. Oil fired central heating.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

D. ref:- 9458-3850-7799-9123-5025

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: ///offstage.fingertip.branch

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