



THE STORY OF

Canon House

Downham Market, Norfolk

SOWERBYS



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THE STORY OF

Cannon House

High Street, Downham Market,
Norfolk, PE38 9HF

Grade II Listed Property

Sold With No Onward Chain

Commercial Premises to Ground Floor

Two Self Contained One Bedroom Apartments

Two Reception Rooms to Ground
Floor and a Garden Room

A Live Wall in the Garden Room

Off-Road Parking

Court Yard Garden

Separate Access for the Apartments

Town Centre Location

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“The community is lovely and everyone is so friendly.”

This property epitomises the essence of a lifestyle home, featuring a commercial space on the ground floor and two independent apartments above. Over the past 27 years, the current owner has cherished their time within these walls.

Believed to have origins dating back to the 1600s, Cannon House stands as a historical landmark, likely to continue its legacy for years to come.

Upon entering, one is immediately captivated by the Georgian charm, beckoning exploration of the entirety of the space. The exquisite panelling exudes charm and character, while the open plan layout perfectly serves its purpose. Noteworthy is the garden room's striking live wall, adding a unique touch.





“The conservatory is unique the plant wall dated back to Victorian times.”



Above the commercial area lie two self-contained apartments. The first-floor apartment, accessible from the rear, currently yields a favourable monthly income. It boasts a cosy sitting/dining room, a double bedroom, a kitchen, and a bathroom.

The topmost apartment, the residence of the current owner, has undergone a remarkable transformation. Bursting with character and charm, it showcases exposed beams, bricks, and a coveted fireplace. The open-plan layout seamlessly integrates a newly fitted kitchen, dining area, and sitting space. The family

bathroom completes this level. Ascending the bespoke staircase leads to the spacious mezzanine bedroom.

Parking-wise, there's an off-road space at the front, while the fully enclosed courtyard garden provides a serene spot for enjoying a morning coffee.

This property presents an enchanting opportunity, brimming with potential and offered with no onward chain.







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

Downham Market

IN NORFOLK
IS THE PLACE TO CALL HOME



One of Norfolk's oldest market towns, Downham Market can be traced back to Saxon times.

The town has a good range of shops and a busy market on Fridays and Saturdays as well as a range of schools and nurseries including a college. There are many attractive houses and buildings and an unusual gothic black and white town clock.

There is a mainline railway station with fast direct trains to Cambridge (39 minutes) and London King's Cross (1 hour and 35 minutes). It is an ideal place for walking or cycling and the peaceful waterways are excellent for boating and fishing.

Nearby at Welney is the famous Wildfowl and Wetlands Trust nature reserve, which is very popular with birdwatchers.

In November the Festival of Swans is held where visitors can observe the over-wintering swans.

King's Lynn (11 miles away) has an excellent variety of shops, supermarkets, places to eat, ten-pin bowling alley, swimming pool, football club, cinema, theatre and three impressive churches. There are many services within the town including the Queen Elizabeth Hospital, police station, fire station, primary schools, three secondary schools, college and a library. King's Lynn is connected to the local cities of Norwich and Peterborough via the A47 and to Cambridge via the A10.



Note from the Vendor



Aldeburgh Town Centre.

“Locally we love to visit both the Norfolk and Suffolk coastline - they are both unique and beautiful.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity and drainage. Gas fired central heating with separate boilers for each floor.

COUNCIL TAX

Band A.

ENERGY EFFICIENCY RATING

An Energy Performance Certificate is not required for this property due to it being Grade II listed.

TENURE

Freehold.

LOCATION

What3words: ///regularly.mocking.galleries

AGENT'S NOTE

Commercial premises to ground floor and two self-contained one bedroom apartments with their own private access.

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.

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