



Inn House
Flitcham | Kings Lynn | Norfolk | PE31 6BT

PICTURESQUE VILLAGE HOME



Discover the rural charm of this traditional flint and stone cottage. Nestled in the picturesque Sandringham Estate village of Flitcham, presenting four bedrooms, including an ensuite to the principal, a sizeable family bathroom, a spacious kitchen / diner, a generous sitting room, a formal dining room and a cellar room. The property further enchants with its stunning cottage garden. Despite its idyllic rural setting, this beautifully presented family home enjoys superb connectivity, conveniently situated within easy reach of the amenities and railway links of King's Lynn.



KEY FEATURES

- Four Bedroom Detached House Full of Charm & Character
- Two Light & Airy Reception Rooms
- Kitchen/ Dining Room & Utility Room
- Master Bedroom Suite with Ensuite
- Beautiful Enclosed Rear Garden
- Large Garage, Woodstore & Workshop
- Study, Ideal for Working from Home
- Popular Village Location
- Total Accommodation extends to 2682sq.ft approx

If you are looking for a family home in a convenient location but with character charm, this fine looking former public house should definitely be on your viewing list. The property is located in the pretty Sandringham Estate village of Flitcham, within easy reach of the amenities of Kings Lynn and within a short drive of the Norfolk coast. Built in the 1820s, this home beautifully exemplifies the local architectural style, distinguished by the use of traditional carrstone and flint, which are prominent throughout the area. Accentuated by its vibrant red pantile roof, the property exudes undeniable kerb appeal.

Entry to the property is via a five-bar gate which leads to a spacious gravel parking area. This area can easily accommodate parking for several vehicles and also provides access to the spacious garage. A well-stocked border has been carefully planted alongside the property's porch entrance, which flourishes with a variety of flowers and perennials. Step into the property and you are welcomed by a bright and spacious hallway. From here, stairs ascend to the first floor. Along the hallway is access to a useful cloakroom with traditional high level cistern toilet.

The generous sitting room boasts abundant natural light thanks to its double-aspect design, creating a welcoming space in which to relax. Glass doors seamlessly link the indoor space to the garden patio, providing easy access and facilitating seamless indoor-outdoor entertaining on warmer days. A further feature of the room is the woodburning stove, which offers a cosy spot around which sofas can be arranged. Adjoining the sitting room is a delightful formal dining room which features an exposed brick chimney breast. Brick detailing accents the areas above the window and recessed alcove. The current owners have utilised the deep sill in this room to create a cosy window seat feature.





KEY FEATURES

The generous kitchen / diner enjoys a dual aspect and offers ample space and thoughtful design. A comprehensive array of wooden cabinets, both wall-mounted and under-counter, provides plenty of storage for your culinary essentials. A notable centrepiece is the striking Racing Green oil-fired Aga which is set within an exposed brick alcove. Additionally, a gas cooker is included with the sale, offering flexibility for cooking. Descending from the kitchen / diner is a staircase that leads into a substantial cellar room, presenting a remarkable bonus feature of the property. This versatile space has been fitted with full carpeting, radiator heating and is equipped with a TV point, offering numerous possibilities for utilisation. The owner explains that the previous occupants used this area as a playroom for their children, underscoring its potential for recreational or entertainment purposes.

As you return through the hallway towards the main entrance hall, you will discover a room ideally suited for use as a home study. Positioned away from the busier rooms on the ground floor, this space ensures a quiet environment away from the distractions of the household. The room also benefits from French doors that lead to the garden - an ideal spot to take a quiet coffee break in the delightful garden. A sizeable, tiled utility room adjoins the study, offering further storage cabinets and space for a washing machine and tumble dryer. This functional space not only enhances the efficiency of household chores but also provides direct entry to the garden. A second cloakroom can be accessed from within the utility room, conveniently serving this end of the home.

There are four comfortable bedrooms on the first floor, accessible from a generous landing area. The principal bedroom is bright and cheerful, courtesy of the double aspect windows which flood the room with light. The room has been fitted with a bespoke wardrobe and a generous, fully tiled ensuite shower room. A pretty family bathroom serves the remaining bedrooms. The bathroom is bright and well-proportioned, with a full-length bath and separate shower cubicle.

It is clear that gardening is a cherished passion for the current owners who have meticulously cultivated a picture-perfect cottage garden. Access from the kitchen / diner and sitting room leads to a secluded, paved courtyard garden, adorned with potted plants. The owner enthusiastically describes this area as a delightful sun trap, perfect for unwinding and soaking up the sunshine throughout the day.

























INFORMATION



The Location

Flitcham is a charming Norfolk village situated on the edge of the Sandringham Estate. The village benefits from a thriving community centre, primary school and nursery. What the village lacks in scale, it certainly makes up for in community spirit with the centre regularly hosting a range of events and social meets as well as serving as the village pub. Sports enthusiasts are well catered for, with the village boasting its own well-utilised bowling green.

For those seeking a taste of rural life, Flitcham offers many opportunities to connect with nature and explore the surrounding countryside. The nearby Sandringham Estate, set amidst vast parkland and gardens, offers miles of scenic walking trails. The village is also located only 13.8 miles from stunning Brancaster Beach.

Despite its rural charm, Flitcham remains well connected and is situated only 7 miles from the bustling market town of King's Lynn, where residents can access a diverse array of shops and services. Furthermore, King's Lynn offers direct rail services to London (110 minutes), making it a feasible option for commuters or those seeking a day trip.

[Directions - Please Scan The QR Code Below](#)

What Three Words Location

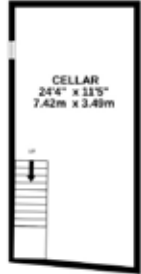
Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words.. [///perfumed.duty.weeded](https://perfumed.duty.weeded)

Services, District Council and Tenure

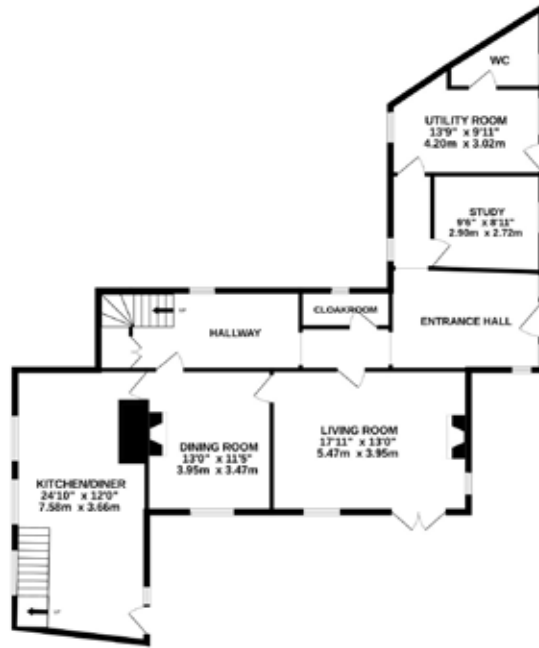
OFCH, Mains Water & Septic Tank
Kings Lynn and West Norfolk Borough Council - Tax Band F
Freehold



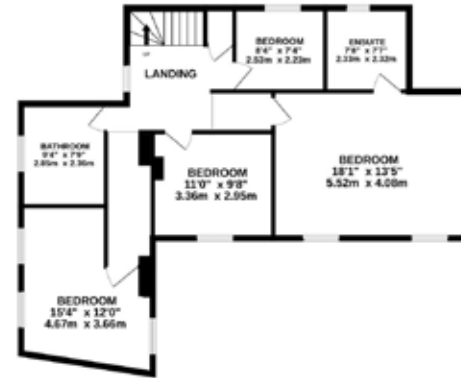
CELLAR
24'4" x 11'5"
7.42m x 3.49m



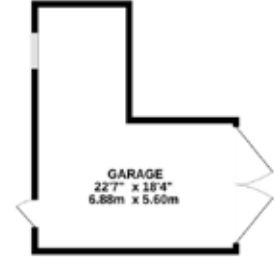
GROUND FLOOR
127'4" x 102'10" (approx.)



1ST FLOOR
102'4" x 102'10" (approx.)



GARAGE
22'7" x 18'4"
6.88m x 5.60m



TOTAL FLOOR AREA : 2682 sq.ft. (249.1 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.

Made with Metropix ©2024



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation



follow Fine & Country kings-

lynn.com



Fine & Country Kings Lynn

IKLIC, Innovation Drive, Kings Lynn PE30 5BY

01553 769100 | kingslynn@fineandcountry.com

