



THE STORY OF

West Field

Wiggenhall St Mary Magdalen, Norfolk

SOWERBYS

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West Field

58 Mill Road, Wigganhall St Mary Magdalen, Norfolk,
PE34 3BZ

Well Presented Detached Dormer Bungalow

Fabulous Sociable Living Spaces

Four Bedrooms

Plot of 6 Acres (STMS)

Stables, Tack Room and Storage

Lovely Enclosed Garden with Seating Areas

Ample Parking Space

No Upward Chain

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“The sitting room is a superb space to unwind at the end of a busy day...”

Sitting on a plot of 6 acres (STMS), West Field is a beautifully presented four bedroom dormer bungalow, offering versatile living space inside and out. This property offers great equestrian facilities. Our vendors have thoroughly enjoyed their time here, being able to see their horses from the back window was a huge plus, but now the time has come to downsize and

they are selling the property chain free.

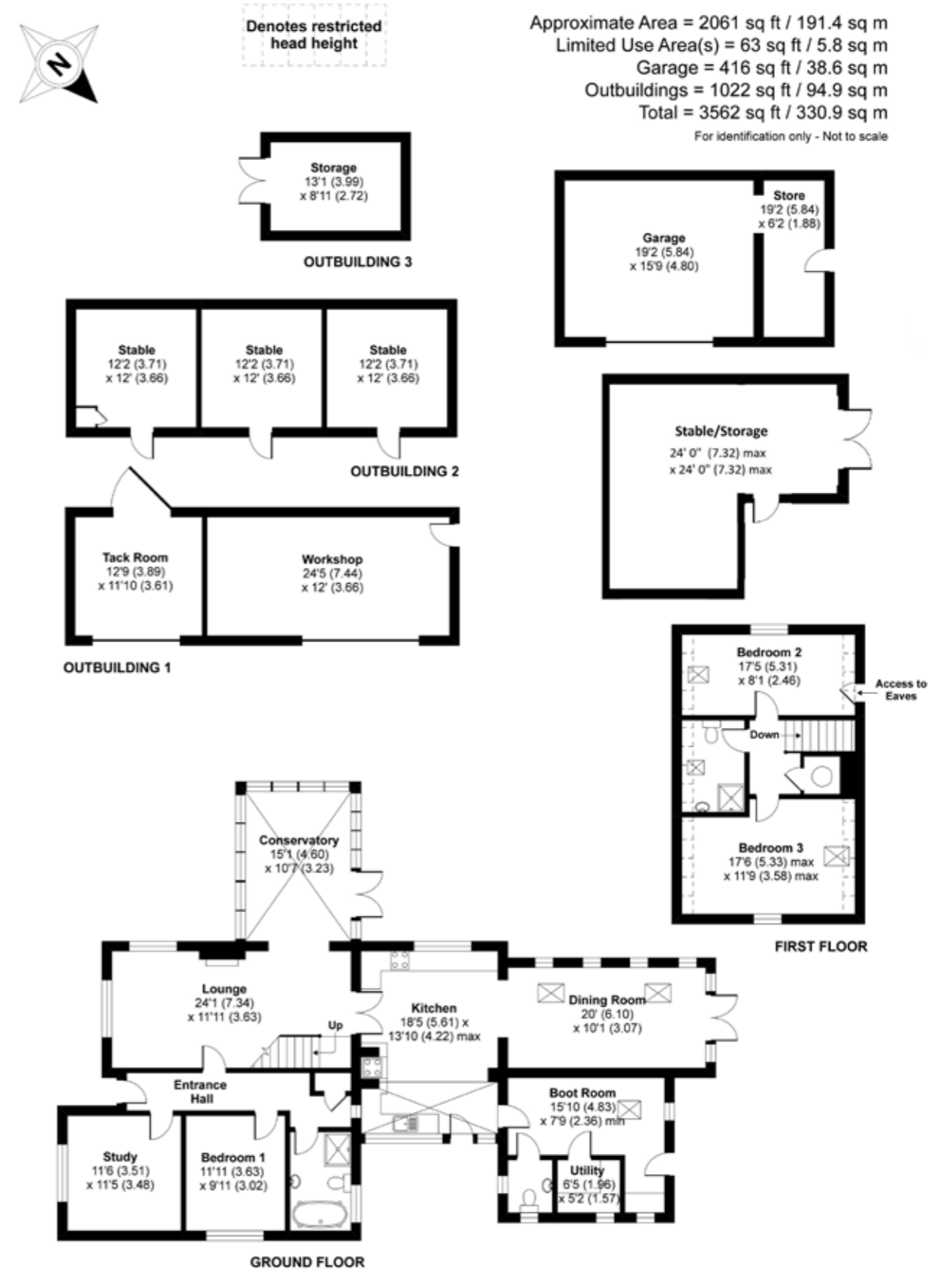
The front driveway not only provides ample off-street parking space, it gives access to the garage and the house and there is a driveway leading to paddocks and stables behind. There is also a separate gated road access leading to land at the rear of the property.



On entering the front door the entrance hall gives access to two double bedrooms to one side, one of which is currently used as a study, and the ground floor bathroom. To the other side of the property is the open-plan 'L' shaped lounge/garden room. The dual aspect windows, the log-burner and the open access to the garden room all make this a superb space to unwind in after a busy day. From the sitting room, bespoke oak doors lead to the beautifully extended kitchen/dining room with further access to the utility room and boot room.

The kitchen itself is a proper country style kitchen, with solid wood base and wall units, granite worktops, Rayburn cooker/boiler plus freestanding electric oven and gas hob. A butchers block island unit makes this a true chef's kitchen, and being open to the dining/sitting area, a really sociable space. The dining/sitting area, with its vaulted ceiling, dual aspect windows and french doors to the rear garden giving views of the stables and paddocks is the real hub of this property. Also connected to the kitchen is a really good size boot room with further access to the utility room, WC and the rear garden.

The upper floor, which is accessible from the living room, houses two further double bedrooms and a shower room.



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.

The outside space is also a highlight. To the front a new double garage and store has been added, and there is additional parking space for several cars. The rear space is divided in two. There is an enclosed wrap around garden which is mostly laid to lawn with two patio areas and a decked area, all surrounded by hedging.

The second area is designated for equestrian use – accessible from the rear garden but also with its own separate access. Here you will find four stables, one currently used as a tack room, additional large concrete parking area, leading to a workshop and a further store room as well as a turn out area and additional 'L' shaped building which could be another stable, hay barn or store – making this the ideal property for horse lovers. Of the remainder of the land, the section closer to the property is split into two paddocks, surrounded by conifer hedging for privacy. A gate gives access to a further large, well maintained grazing area, fenced and with hawthorn hedging. This field has an external walkway which leads up to the gated road access. The property boundary is the land drain which surrounds this field.



ALL THE REASONS

Wiggenhall St. Mary Magdalen

IN NORFOLK
IS THE PLACE TO CALL HOME



A small village, Wiggenhall St Mary Magdalen is situated approximately 8 miles south of King's Lynn and close to the market town of Downham

Market.

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.

King Street, which runs from Tuesday Market Place to the Custom House was once known as 'Stockfish Row' for the number of fish merchants that lived there, With a listed building every 26ft, Sir John Betjeman described it as one of the finest walks in England. In 1845, there were at least ten pubs on this street alone, and although these have faded away a relatively new arrival is the WhataHoot distillery with its gin school and handmade spirits.



Note from Sowerbys



"It's a true 'chef's kitchen' - and such a sociable space..."

SOWERBYS



SERVICES CONNECTED

Mains electricity, water and drainage. Oil fired central heating. Telephone and broadband connected.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

D. Ref:- 8090-2268-0622-8098-3003

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: ///firebird.picture.froth

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