



THE STORY OF

3 Nar Valley Lodges

Blackborough End, Norfolk

SOWERBYS

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Wormegay Road, Blackborough End, Norfolk
PE32 1SG



Detached Three/Four-Bedroom Lodge Situated
at the End of a Long Private Drive

Open-Plan Kitchen/Dining Room and
Sitting Area with Log Burner

Four Double Bedrooms With The Fourth
Bedroom Doubling Up As A Home Office Too

En-Suite to Principal Bedroom

Sitting on Half-an-Acre Plot (stms)

Carport, Garage, and Workshop

Access to its Own Part of a Lake

Beautiful Landscaped Garden

A Home Sure to Evoke the Sense of a Perpetual Holiday



SOWERBYS KING'S LYNN OFFICE

01553 766741

kingslynn@sowerbys.com



“You don’t have to ever leave this space with
so many walks on your door step.”

Nestled within the serene embrace of Nar Valley, this enchanting haven - 3 Nar Valley Lodges - has blossomed into a cherished home over the past five years. Amidst this span of time, both the residence and its surrounding grounds have undergone a delightful change, weaving a tapestry of magic which beckons one to linger.

For those yearning for a retreat far removed from the bustle of urban life, this property emerges as the quintessential sanctuary. Secluded from

the hubbub, with only a handful of neighbours in sight, it offers solitude in abundance. Returning home from a day’s toil feels akin to perpetually stepping into a holiday oasis, where tranquillity flourishes.

Tucked away at the end of a meandering private drive, 3 Nar Valley Lodges stands as a beacon of serenity amidst its lush environment. The exterior exudes a tropical allure, while the lodge’s Scandinavian aesthetic enhances its vacation-like ambiance.

The heart of this sanctuary lies within its open-plan expanse, where kitchen, dining, and lounge seamlessly converge. Here, amid dual aspect windows which bathe the space in natural light, friends and family gather, drawn together by the beauty of the surroundings. Beyond lies a panorama of the lake and verdant woods, an ever-changing view sure to add to the ambiance of relaxation.

For those balancing work and leisure, a discreet doorway off the main hub reveals a haven for productivity, a potential office or fourth bedroom, offering flexibility amidst the comforts of home.

At the opposite end of the lodge, an entrance hall leads to three additional bedrooms and a family bathroom. Each bedroom, generously proportioned, promises comfort, while the principal suite boasts its own en-suite sanctuary, crowned by yet another breath-taking vista.





Outside, the landscape unfolds as a testament to transformation. Cultivated by the skilled hands of a professional gardener among the current owners, the grounds beckon with splendour. From swaying banana trees to majestic palms, manicured lawns to the allure of a private lake (shared amicably with neighbouring lodges), the outdoor space invites exploration and repose. Here, amidst winter waters fit for a bracing plunge and ample soil for cultivating one's own bounty, nature's embrace is ever present, teeming with wildlife which graces the area.



In the cradle of Nar Valley, a jewel awaits its next custodian. A splendid lodge, nestled upon a plot of nearly half an acre (stms), stands as a testament to serenity and possibility, poised to bestow upon a new owner the same joy and wonderment which has graced its halls for years past.



Outbuilding
Approximate Floor Area
209 sq. ft.
(19.44 sq. m)



Approximate Floor Area
1,763 sq. ft.
(163.85 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.

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ALL THE REASONS

Blackborough End

IN NORFOLK
IS THE PLACE TO CALL HOME



Village life with a fine selection of amenities, Blackborough End is well-located set just off the A47.

Located close to Middleton, which enjoys its own golf club along with a church, restaurant and shop with post office, Blackborough End sits just over four miles from the Hanseatic King's Lynn, where a choice of schools, stores and eateries on the quay await.

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.

King Street, which runs from Tuesday Market Place to the Custom House, was once known as 'Stockfish Row' for the number of fish mer-

chants that lived there. With a listed building every 26ft, Sir John Betjeman described it as one of the finest walks in England. 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 continues to attract a growing number of professionals seeking an easy commuter route. It's easy to see the appeal of this central location with a clutch of high street retailers and independent restaurants in the town's Vancouver Centre. The Majestic Cinema and King's Lynn Alive Corn Exchange are the place to catch a film or show, or check out what's on at St George's Guildhall, the UK's largest surviving medieval guildhall, today a vibrant arts centre.



Note from the Vendor



"The peace, quiet, and unique location makes this home and lifestyle feel like a constant holiday..."

THE VENDOR



SERVICES CONNECTED

Mains electricity. Private water supply. Drainage to a septic tank.
Heating via an air source heat pump.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

D. Ref:- 0360-2319-3290-2097-6335

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: ///deranged.unto.cube

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