



THE STORY OF

# Deanscroft House

*Stoke Ferry, Norfolk*

SOWERBYS

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# Deanscroft House

High Street, Stoke Ferry, Norfolk  
PE33 9SF

Grade II Listed Georgian House

Packed with Charm and Character

Sympathetically Restored

Contemporary Kitchen/Breakfast Room  
with Easy Access to the Rear Garden

Bright and Airy Living Room and Separate Dining Room

Log Burner and Fire Place

Sash Windows and High Ceilings

Three Generous Bedrooms

Beautifully Appointed Family Bathroom

Low-Maintenance Rear Garden and Off-Road Parking

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“In the heart of the village, overlooking the church, it feels really special to live in a home with so much history.”

Over the past seven years, the current owners have breathed new life into Deanscroft House, transforming it into a beautiful home where countless happy memories have been made. Nestled in a charming village, this historic home, dating back to the early 1800s, offers stunning views overlooking the church.

The owners have cherished living in a home with so much history, and their love for it is evident in every corner. The original Georgian front door opens to a bright and airy reception hall, setting the tone for the spacious and welcoming atmosphere which permeates the property.



The front reception rooms are both inviting and spacious, perfect for family gatherings and entertaining guests. Large sash windows flood the rooms with light, while a log burner and open fireplace add a touch of cosiness and comfort.

At the rear of the property, the newly appointed kitchen is a highlight. With its shaker-style, solid oak worktop, and beautiful island, it seamlessly blends modern convenience with traditional charm. This space, with easy access to the rear garden, becomes the heart of the home, ideal for summer barbecues or winter culinary endeavours.





The upper floor, accessed via a beautiful staircase, features three generous double bedrooms and a family bathroom. Originally four bedrooms, the owners restored it to its original footprint, enhancing the spacious feel. The front bedrooms are particularly bright and packed with original features, while the bathroom's makeover includes a luxurious roll-top bath, perfect for relaxation.

The outdoor space complements the minimalistic lifestyle this home offers. A gravelled area is perfect for al-fresco dining, while the patio and lawned area provide ideal entertaining spaces for all ages. There is also convenient off-road parking for several cars.

Deanscroft House is a harmonious blend of character and contemporary living in a superb village location, making it a truly special place to call home.



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

# Stoke Ferry

IN NORFOLK  
IS THE PLACE TO CALL HOME



Nestled on the edge of the Fens, Stoke Ferry has a rich history, being well-established by the Norman Conquest, with its population, land ownership, and resources thoroughly recorded in the Domesday Book of 1086.

Approximately seven miles southeast of Downham Market, the village is near the River Wissey, also known historically as the River Stoke.

The village centre, referred to as The Hill, features The Hall, a substantial three-story brick house built in 1792, now re-purposed as office space, located opposite the church.

In terms of amenities, the village includes a post office, fish and chip shop, and several traditional village shops, including a blacksmith's shop which has been in operation for over a century. There are also two public houses: The Millers Arms and The Blue Bell - the latter being a community pub since 2021, the result of much fund-raising and campaigning.

For major amenities, Downham Market is just a short distance away. This thriving market town boasts a range of shops, boutiques, cafes, and restaurants. The town also hosts a regular market, where locals can browse a variety of fresh produce, local crafts, and other goods.

The town also has a mainline train station. This station provides excellent transport links, connecting the area to major cities like Cambridge and London, or even to the Norfolk town of King's Lynn.

Commuters can enjoy a hassle-free journey, with regular train services offering quick and convenient access to these urban hubs. Whether it's for work, leisure, or exploring the cultural and educational opportunities available, having a reliable train service at your doorstep opens up a world of possibilities.



*Note from the Vendor*



“Deanscroft not only has a lot to offer as a home, but Stoke Ferry has a fantastic community feeling and everything that a family would ever need.”

THE VENDOR



### SERVICES CONNECTED

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

### COUNCIL TAX

Band E.

### ENERGY EFFICIENCY RATING

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

### TENURE

Freehold.

### LOCATION

What3words: ///origins.pounding.hawks

### AGENT'S NOTE

There is a right-of-way over a section of private driveway.

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.

# SOWERBYS



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