

THE STORY OF

The Shrubbery

Northwold, Norfolk

SOWERBYS

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The Shrubbery

77 High Street, Northwold
Norfolk, IP26 5NF

Detached Period Home

Separate Detached Four-Bedroom Annexe

Social Open-Plan Kitchen/Dining Room

Character Features Throughout

Original Flooring

Three Bedrooms in the Main Home

Potential Building Plot (STPP)

Private Walled Garden

Large Garden to the Side

Triple Garage and Workshop

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“This home has witnessed the children grow up over the years...”

This loving three-bedroom family home has witnessed the children grow up over many years. With an additional four-bedroom annex to the side, it is large enough that some have returned with their own family in toe.

‘The Shrubbery’, is believed to date back to the 1600s. It has been updated over the years, and now you’ll find a property with a surprisingly modern layout, yet retaining much of the character and charm you’d expect in a home of this age. The open plan kitchen/dining area features a modern design typical of newer properties, yet it’s set within the bones of

an older home. With beautiful original flooring and stunning beams, a gorgeous log-burner is the focal point of the room, it’s no wonder many hours have been enjoyed here.

Complementing this lovely home is a large living room with another eye-catching log-burner and more beams, an office space with a separate entrance, and a spacious room, which the current owners use for additional storage. This room is versatile and, with its own en-suite could easily be converted into another bedroom if desired.





Upstairs, there are three double bedrooms and family bathroom featuring one of the most stunning and unusual twin-sinks. In the past, the property had a thatched roof, but it has since been updated to a tiled roof. Despite this change, none of the property's character has been lost. The old beams that once supported the thatch remain a great focal point in the upstairs bedrooms.

“Despite the changes, none of the character has been lost.”



The main residence is surrounded by a beautiful walled garden, offering complete privacy and a secure environment for both pets and children. Beyond this tranquil oasis, an expansive 400 ft. garden stretches out to meet adjoining farmland. This area is ideal for use as a smallholding, pony grazing, or simply as an extension of the garden's serene ambience. If desired, an additional property could be built in this space (STPP).

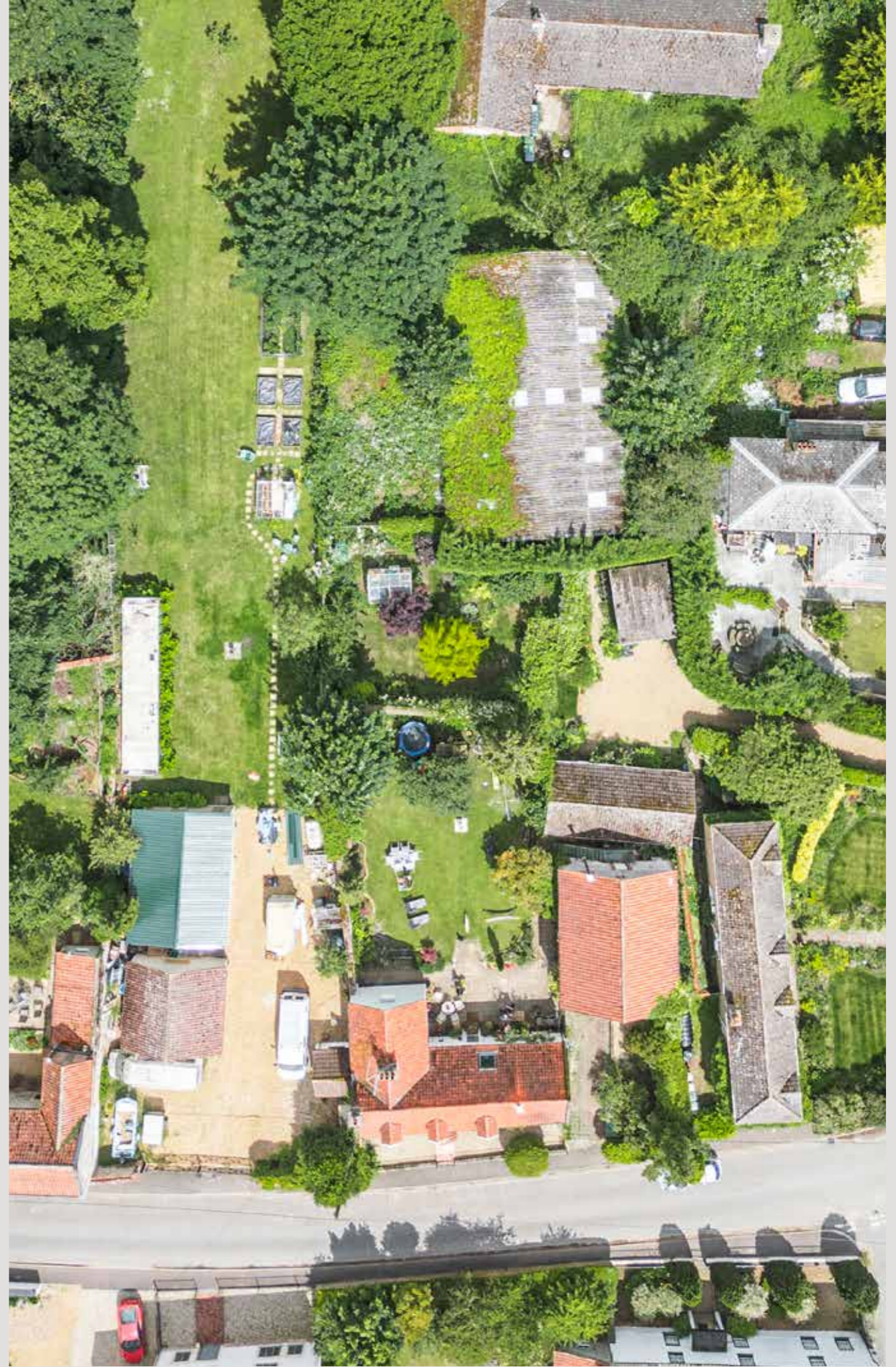
Ample parking is available with a gravelled area that accommodates up to 12 cars, complemented by a large, brick-built triple garage and a sizeable workshop.

“A multitude of possibilities.”

Adjacent to the main home is The Coach House, a substantial four-bedroom family residence. This unique property has a fascinating history, having been used as a musical recording studio in the past, but it has since been converted into its current form. It now features a large sitting room with a log-burner, a kitchen, playroom, and shower room.

Upstairs, there are four double bedrooms and a main bathroom. This space is further enhanced by its own separate entrance. The versatility of this space is evident, and it could easily be run as a successful holiday rental.







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

Northwold

IN NORFOLK
IS THE PLACE TO CALL HOME



A civil parish in the English county of Norfolk, on the edge of the Norfolk Fens and Breckland. The rural

village of Northwold, which lies on the edge of the Thetford Forest, offers local shops, traditional pubs and village hall.

Approximately 20 miles away, 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 merchants 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.

A stunning cluster of Georgian architecture sits to the west of town and the streets surrounding The Walks, a Grade II listed, 17-hectare park where elegant folk once promenaded. Families still enjoy weekend walk or a Sunday concert in the park and don't miss The Red Mount, once a wayside stop for pilgrims headed to the shrine of Our Lady of Walsingham, to take in the incredible, elevated views.



Note from Sowerbys



Thetford Forest.

"Beautiful nature walks in Thetford forest."

SOWERBYS



SERVICES CONNECTED

Mains water and electricity. Oil-fired central heating.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

G. Ref:- 8005-2690-7929-9477-7733

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

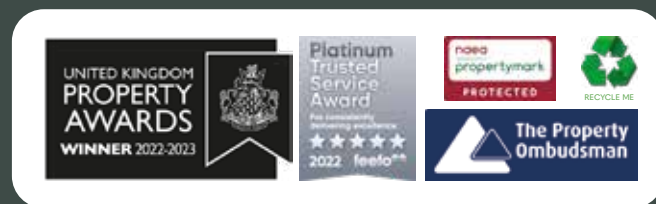
Freehold.

LOCATION

What3words: ///highways.lollipop.suiting

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