



THE STORY OF

Hope House

Boughton, Norfolk

SOWERBYS



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Hope House

Boughton, Norfolk
PE33 9AF

●
Superb Village Location

Detached Family Home

Over 2100 Sq. Ft. of Living Space

Kitchen/Breakfast Room and Superb Kitchen Island

Spacious Sitting Room and a Must Have Log-Burner

Separate Snug/Playroom/Office

Four Double Bedrooms with En-Suite to Principal Bedroom

Ample Off-Road Parking

Well-Proportioned Garden

Tranquil Setting and Easy Access to Links that will Take You to Cambridge and London

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“With its mock-Georgian frontage, this property exudes a timeless charm.”

Since taking over in 2018, the vendors have transformed the property into a warm and inviting family home. The open-plan layout on the ground floor has been ideal for family life, enabling them to enjoy each other's company and create lasting memories both inside and out.

Though only 21 years old, Hope House makes an immediate impression as soon as you turn into the driveway. With its mock-Georgian frontage, this property exudes a timeless charm, giving the impression it has stood here for 200 years or more.

The ground floor space is superb, with the kitchen and breakfast room serving

as the heart of the home. Featuring a large island and easy access to the dining area, this setup allows the adults to keep an eye on the little ones while preparing meals. It has proven to be the perfect spot for gatherings, effortlessly accommodating larger parties and social events.

The sitting room is bright and airy, with dual-aspect windows that flood the space with natural light, while the log burner adds a sense of cosiness and comfort.

For those desiring a separate space, there is a versatile room perfect for reading a good book, serving as a home office, or functioning as a playroom where children's toys can be neatly stored away.





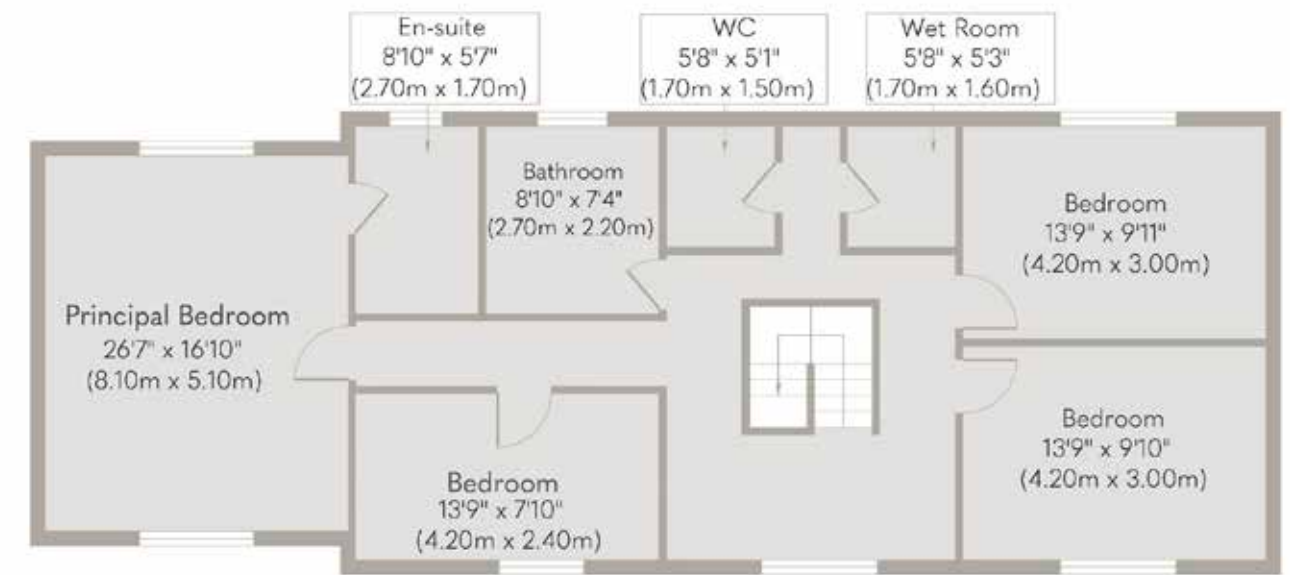


An eye-catching semi-spiral staircase leads to a spacious first-floor landing, which provides access to four generously sized bedrooms and the family bathroom.

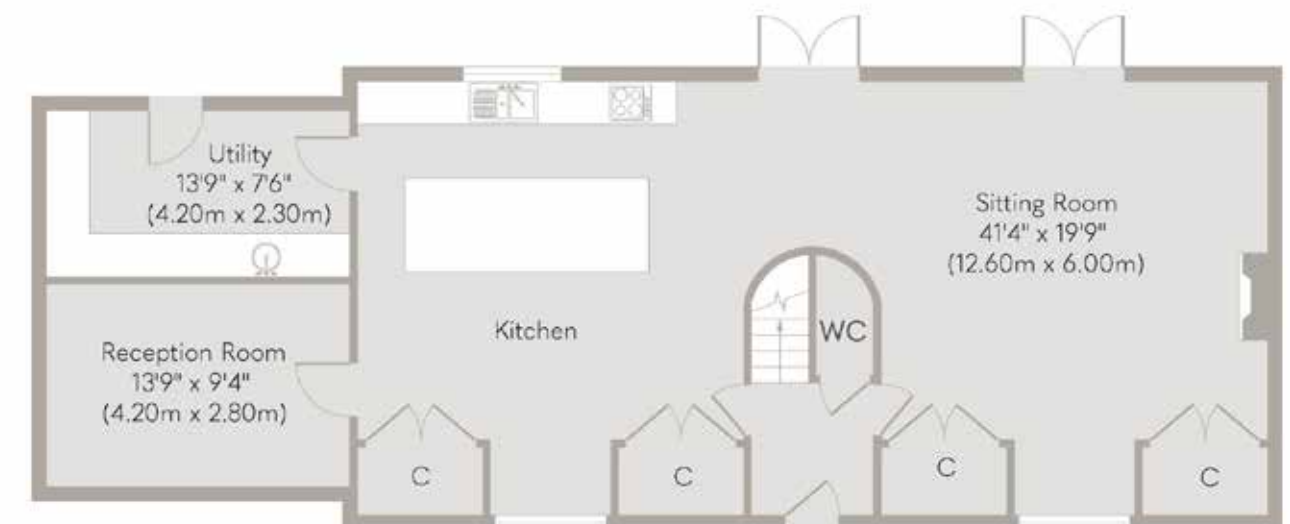


Each bedroom is a double, but the principal bedroom truly stands out. It boasts its own en-suite bathroom, high vaulted ceilings, and superb views over the rear garden and the front pond.





First Floor
Approximate Floor Area
1,055 sq. ft
(98.01 sq. m)



Ground Floor
Approximate Floor Area
1,055 sq. ft
(98.01 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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The outside space is both well-established and low-maintenance. A large driveway offers ample parking, while the lawn softens the overall look. The fully enclosed rear garden has been a safe haven for the young ones, featuring mature lawns, green hedges, and a spacious decking area. This outdoor space provides plenty of room for the whole family to enjoy, regardless of the season.

This substantial family home, situated in a superb village location, is now ready for someone new to move in and enjoy without needing to change a thing.





ALL THE REASONS

Boughton

IN NORFOLK
IS THE PLACE TO CALL HOME



An award-winning village, Boughton is a civil parish around 44.4 miles west of Norwich, 15.1 miles

south-south-west of King's Lynn and 97.7 miles north-east of London. The nearest town is Downham Market which is 7.3 miles east of the village.

For the purposes of local government, the parish falls within the district of King's Lynn and West Norfolk. Boughton has a long and distinguished record of success in the Eastern Daily Press 'Best Kept Village' and 'Pride in Norfolk' competitions. The awards the village has been fortunate enough to win are proudly displayed by the village sign around the pond.

The village is a north of the route A134 which links King's Lynn to Colchester. The nearest railway station is at Downham Market for the Fen Line which runs between King's Lynn and Cambridge. The nearest airport is Norwich International Airport.

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.

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



“This outdoor space provides plenty of room for the whole family to enjoy, regardless of the season.”

SOWERBYS



SERVICES CONNECTED

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

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

D. Ref: 0320-2867-1360-2504-1835

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: ///relations.things.straws

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SOWERBYS



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