



THE STORY OF

# Kirkfield House

*Pentney, Norfolk*

**SOWERBYS**



THE STORY OF

# Kirkfield House

Narborough Road, Pentney  
Norfolk, PE32 1JH

---

Detached Family Home

Kitchen Dining Room

Sitting Room with Feature Fireplace

Oak-Framed Orangery and Electric  
Underfloor Heating

Three Double Bedrooms

Family Shower Room

Low Maintenance Garden

Garage and Workshop

Superb Views of the Church and  
Surrounding Countryside

Sold with No Upward Chain

---

**SOWERBYS KING'S LYNN OFFICE**  
01553 766741  
kingslynn@sowerbys.com





Having owned the property since 2003 and moved in in 2009, Kirkfield House has been a warm and friendly family home for the current owners. With countryside walks on the doorstep and mesmerising views of the village church, this has become the property of their dreams.

Kirkfield House is the perfect property for someone who likes space but doesn't want too much of a garden to look after. It's also ideal for someone who enjoys entertaining. The initial footprint was originally adequate for the current owners, but after adding a large oak orangery to the rear, this soon became the hub. A bright and airy space, with lovely views of the garden, and an ideal space for socialising with family and friends.

The kitchen dining room is also of good proportions, offering a very relaxed sociable space. After entertaining, the sitting room creates a lovely, cosy atmosphere – a space that will help you unwind in the evenings.

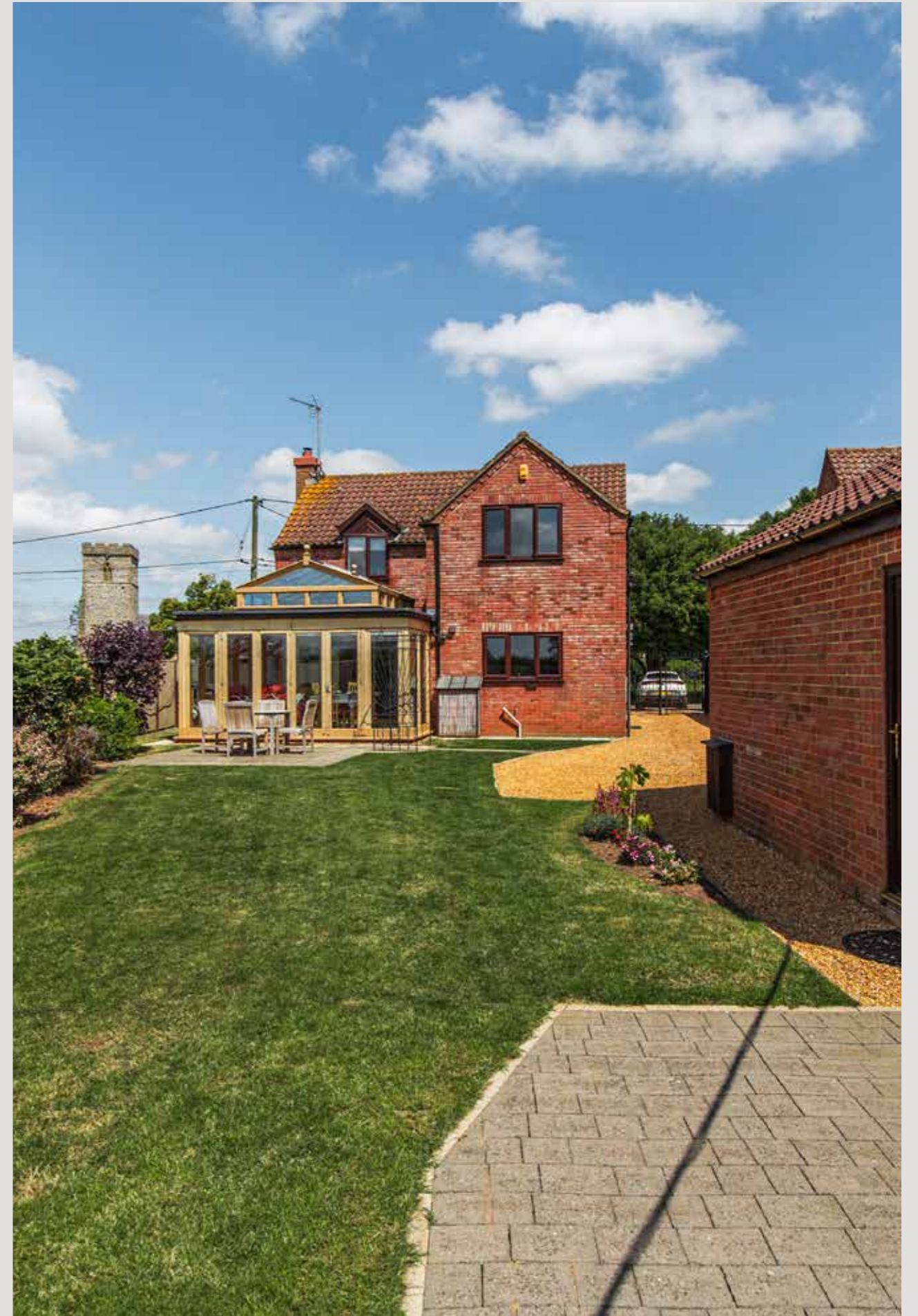
Upstairs, all three bedrooms, which are being serviced by a family shower room, are double in size and provide lovely views over fields and of the church.

The outside space is easy to look after. The drive leading to the garage provides off-road parking, while the lawn softens the look. The rear garden, fully enclosed and very private, is perfect for those who don't want to spend too much time looking after it. Mostly laid to lawn, a patio area for outside dining, and some green shrubs and flower beds create a nice sense of tranquility.

A well-proportioned home, spacious reception rooms, and a quiet area provide an idyllic lifestyle for someone else to enjoy.



The orangery has helped create a lovely sociable lifestyle and enhanced indoor-outdoor living.





First Floor  
Approximate Floor Area  
649 sq. ft  
(60.32 sq. m)



Ground Floor  
Approximate Floor Area  
925 sq. ft  
(85.90 sq. m)

Outbuilding  
Approximate Floor Area  
233 sq. ft  
(21.60 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.

Copyright V360 Ltd 2023 | www.houseviz.com

# Pentney

A PEACEFUL VILLAGE WITH RICH HISTORICAL HERITAGE



A picturesque village located in the serene countryside of Norfolk, England. Pentney's idyllic setting and charming community make it an inviting destination for those seeking a tranquil retreat. Surrounded by lush greenery and shimmering waterways, Pentney offers a peaceful ambiance that appeals to nature lovers and outdoor enthusiasts alike. The village is home to the enchanting ruins of Pentney Abbey, providing a captivating glimpse into its rich historical heritage.



Beyond its natural beauty, Pentney boasts a strong sense of community, with local events and gatherings bringing residents together in celebration of traditional festivities. The nearby Pentney Lakes provide a haven for birdwatching, fishing, and leisurely walks along the scenic trails. Additionally, the village's convenient location near major road networks and rail connections makes it easily accessible, allowing residents and visitors to explore the wider Norfolk region with ease.



There is a warm welcome in the village's traditional pubs and local businesses, while those seeking a wider range of amenities can easily access the nearby towns of Swaffham or Kings Lynn. With its blend of natural splendour, historical charm, and community spirit, Pentney exudes an undeniable allure, making it a delightful location within Norfolk.



## Note from the Vendor



“A wonderful outdoor environment with plenty of walks on your doorstep.”

Stoughton Down.



### SERVICES CONNECTED

Mains water and electricity. Drainage via a septic tank. Oil-fired central heating and electric underfloor heating to the orangery and bathroom.

### COUNCIL TAX

Band D.

### ENERGY EFFICIENCY RATING

E. Ref:- 0350-2143-7360-2094-7961

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: ///resources.dreading.avoiding

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

To mark our 30th anniversary year, we're making a donation to these Norfolk charities every time we sell a home

Nelson's  
Journey

 St Martins  
more than a home  
for the homeless

 mind  
Norfolk and  
Waveney

 Cancer  
Charity  
— EST. NORFOLK 1983 —

 East Anglian  
Air Ambulance

Sowerbys Estate Agents Limited is a company registered  
in England and Wales, company no: 05668606.  
Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

