



S



THE STORY OF  
**Marmont Priory**  
*Upwell, Cambridgeshire*

**SOWERBYS**



THE STORY OF

# Marmont Priory

March Riverside, Upwell, Cambridgeshire,  
PE14 9AR

---

Grade II Listed Family Home Believed  
to Date Back to 18th Century

Five Acre Plot (STMS)

Barn with Potential to be Converted (STPP)

Five Reception Rooms and a  
Kitchen/Breakfast Room

Six Double Bedrooms

Two Bathrooms and a Further Separate WC

Ample Off-Road Parking

Mooring Rights

Spacious, Sunny and Inviting

Close to Direct Links into Cambridge and London

---

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





For the past 22 years, Marmont Priory has been a beloved family home. The open space has hosted parties, bonfire nights, and family picnics on the beautiful lawn. Dating back to the 18th century and mentioned in the Domesday Book, the priory has a rich history, once home to Gilbertine monks.

Today, it is a charming, versatile home with ample space for a growing family or for entertaining. The kitchen/breakfast room serves as the central hub, providing easy access to five unique reception rooms. The front features two elegant reception rooms with large windows and open fireplaces, exuding class and elegance. Additional rooms include a snug, office, and playroom, making it ideal for a large family.

Upstairs, six double bedrooms offer stunning views of the River Nene and the garden. The property also includes a large barn, garage, and workshop, which could be developed with the necessary permissions. With ample off-road parking and five acres of land (STMS) suitable for various uses, including family games, smallholdings, and equestrian activities, Marmont Priory is a charming and versatile home ready for new owners.



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



My favourite spot is in the field garden - on a summer's day it's always in the sunshine...



# Upwell

WHERE TRANQUIL WATERWAYS MEET  
VIBRANT VILLAGE LIFE

Upwell stands on the river Nene and within the village there is a church, shop, primary school and public house. Upwell is located approximately 6 miles from Wisbech, having a variety of shops, amenities and schools, including Wisbech Grammar School. The village is approximately 14 miles from Downham Market with its shops, amenities and a mainline railway station to Ely, Cambridge and London Kings Cross.

Downham Market is one of Norfolk's oldest market towns and it can be traced back to Saxon times. The town has a good range of shops and a busy market on Fridays and Saturdays as well as a range of schools and nurseries including a college. There are many attractive houses and buildings and an unusual gothic black and white town clock. It is an ideal place for walking or cycling and the peaceful waterways are excellent for boating and fishing. Nearby at Welney is the famous Wildfowl and Wetlands Trust nature reserve, which is very popular with birdwatchers. In November the Festival of Swans is held where visitors can observe the over-wintering swans.

King's Lynn has an excellent variety of shops, supermarkets, places to eat, ten-pin bowling alley, swimming pool, football club, cinema, theatre and three impressive churches. There are many services within the town including the Queen Elizabeth Hospital, police station, fire station, primary schools, three secondary schools, college and a library. King's Lynn is connected to the local cities of Norwich and Peterborough via the A47 and to Cambridge via the A10. There is a mainline rail link via Cambridge to London King's Cross (1 hour and 40 minutes).



## Note from the Vendor



“Moving here with a young family changed our lives - we developed an outdoor lifestyle, with a pony, sheep, chickens and ducks.”



### SERVICES CONNECTED

Mains electricity and water. Drainage to septic tank. Oil fired central heating.

### COUNCIL TAX

Band D.

### ENERGY EFFICIENCY RATING

An Energy Performance Certificate is not required due to the property being Grade II Listed.

### TENURE

Freehold.

### LOCATION

What3words: ///booklet.loves.potential

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

