



Lion House  
2 Globe Street | Methwold | Norfolk | IP26 4PQ

# ROOM FOR ALL



Discover this beautifully restored Flint and Stone home in the heart of historic Methwold. Built in the 1700s, it offers a seamless blend of character and contemporary updates, thanks to the owners' recent renovations. The main house features three bedrooms, a bespoke kitchen with solid oak worktops and an Aga, plus a newly-fitted ensuite and family bathroom. An attached two-bedroom annexe provides flexible space for family or guests. Set on a private 0.4-acre plot with gated parking and versatile outbuildings, this home offers approximately 4,500 square feet of spacious, versatile living. A unique opportunity, ready to make your own.



# KEY FEATURES

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A beautiful Flint and Stone detached property  
Currently a three bedroom house with an integral two-bed annexe  
Large social bespoke kitchen dining area  
Fantastic, vaulted Principal bedroom suite  
Approximately 4500 square feet of living space  
Gated Parking for multiple vehicles  
An array of out buildings with further potential subject to permission  
A plot of approximately .4 of an acre  
Perfect for multigenerational living  
Set within a beautiful conservation area

Step into a piece of history with this stunning Flint and Stone detached property, nestled in the heart of the charming conservation village of Methwold. Built in the 1700s, this home has seen it all - once a children's home, later a Scout meeting hall and even a furniture shop at one point. It's fair to say this place has more stories than your Granny at a family reunion! There is plenty of space to spread out, at around 4,500 square feet you'll have room for everything you need. This isn't your average three-bedroom house; it comes with a fully integrated two-bedroom annexe. Whether you've got teenagers who want their own space, in-laws who like to visit, or friends who always seem to need a place to crash, this annexe is a godsend. It's private enough for everyone to feel independent but still connected to the main home.

The property has been beautifully restored and modernised by the current owners, who have taken care of most of the heavy lifting. They explain, "We've made a lot of updates during our time here. We've replaced the kitchen, updated the main bathroom and ensuite and installed new flooring throughout." A new roof was also fitted within the last few years. All that's left to do is to decide where to put your furniture!

## Step Inside

Enter this lovely property via a spacious, sunny hall area, where a switchback staircase provides access to the first floor. Off the hall, a large, triple-aspect sitting room with brick fireplace and a multifuel stove provides a cosy space to kick back. Arched windows soften the lines of the room and allow light to flood into this generous space. The hallway leads to a cloakroom and a beautiful bespoke kitchen/breakfast room. This stand out and recently refurbished space is packed with personality: solid oak worktops, tasteful Shaker-style units, an integrated AEG oven and dishwasher and even a quintessential classic cream Aga that's staying with the property. A unique touch is the old hidden bread oven. Dust it off and make it a talking point, or just leave it as your own secret kitchen curiosity. A generous adjoining utility room provides practical storage.





# KEY FEATURES

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## Exploring Upstairs

The first floor offers three well-appointed bedrooms, including an impressive, vaulted principal. This room features high ceilings, exposed beams and three large arched windows overlooking the private garden. The newly fitted ensuite is beautifully decorated and includes a freestanding clawfoot bath, adding a touch of luxury you don't have to share with the family.

## Space For Family

The annexe, located in the original farmhouse section of the property, provides spacious and self-contained accommodation, ideal for a family member, guest, or potential AirBnB rental. It features a large sitting room, a newly fitted ground-floor wet room, a well-equipped kitchen and a separate dining room. Upstairs are two generous bedrooms and a bathroom. Furthermore, the annexe benefits from its own newly installed boiler and independent heating system, ensuring complete separation from the main property. A cellar beneath the dining room provides excellent storage options or potential for further use.

## Step Outside

Outside, the private garden sits on a plot of about 0.4 acres - plenty of space for summer barbecues, growing your own veggies, or just enjoying a cup of coffee while the birds sing. There's gated parking for multiple vehicles and a selection of useful outbuildings. The garage and workshop are equipped with lights and power, with the workshop featuring a charming pot-bellied stove; perfect for DIY projects during colder months. Additionally, a block of three former stables and a loose box provides excellent storage or the potential for future development, subject to the necessary permissions.

## On The Doorstep...

The picturesque village of Methwold is a designated conservation area, where its timeless charm is lovingly preserved by a friendly and proud community. Adding to its unique character, the entire village is part of the Duchy of Lancaster, meaning it technically belongs to the King - who, in theory, could claim the right to dig for minerals in your garden (though he likely has other priorities).

Methwold offers a range of amenities including a primary school and a secondary school, a convenience store, fish and chip shop and a welcoming pub. With its vibrant community spirit, Methwold offers a comfortable, well-connected rural lifestyle. It's the kind of place where people wave when you walk by and everyone knows the name of your dog.





















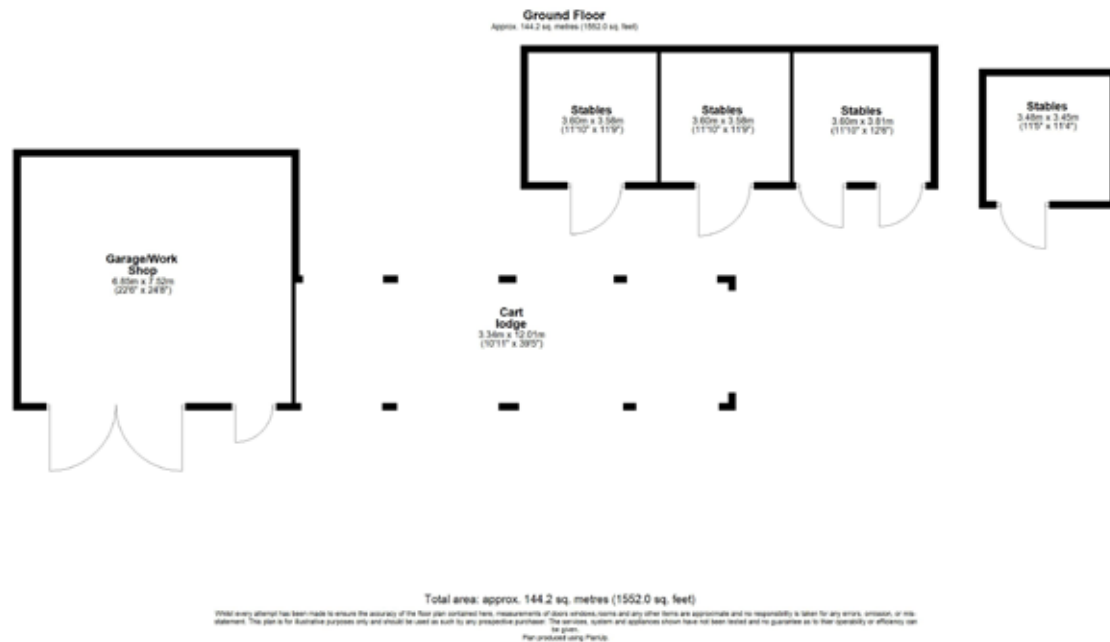








# INFORMATION



## How Far Is It To...

Methwold is well-connected to nearby towns. It's 9 miles from Downham Market, with rail links to King's Lynn and London, 14 miles from Thetford with excellent road connections and 20 miles from Ely, offering rail access to Cambridge and London. Norwich, Norfolk's vibrant capital, is 25 miles away via the A11. The nearby surrounding villages of Hockwold, Northwold and Feltwell, to name a few, are also worth exploring each with their own character.

## Directions

From Diss head west on the 1066 through Thetford and join the A134 to Mundford. Follow out the other side and fork left on to the Methwold road. Go through the town and the property is on your right.

## What Three Words Location

Every 3-metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... /// [donation.blunt.tadpoles](https://donation.blunt.tadpoles)

## Services, District Council and Tenure

Oil Fired Central Heating - There are two separate heating systems, one in the main house and another in the annexe (annexe had a new boiler in 2023).

Mains Water and Electricity are shared between the main house and the annexe.

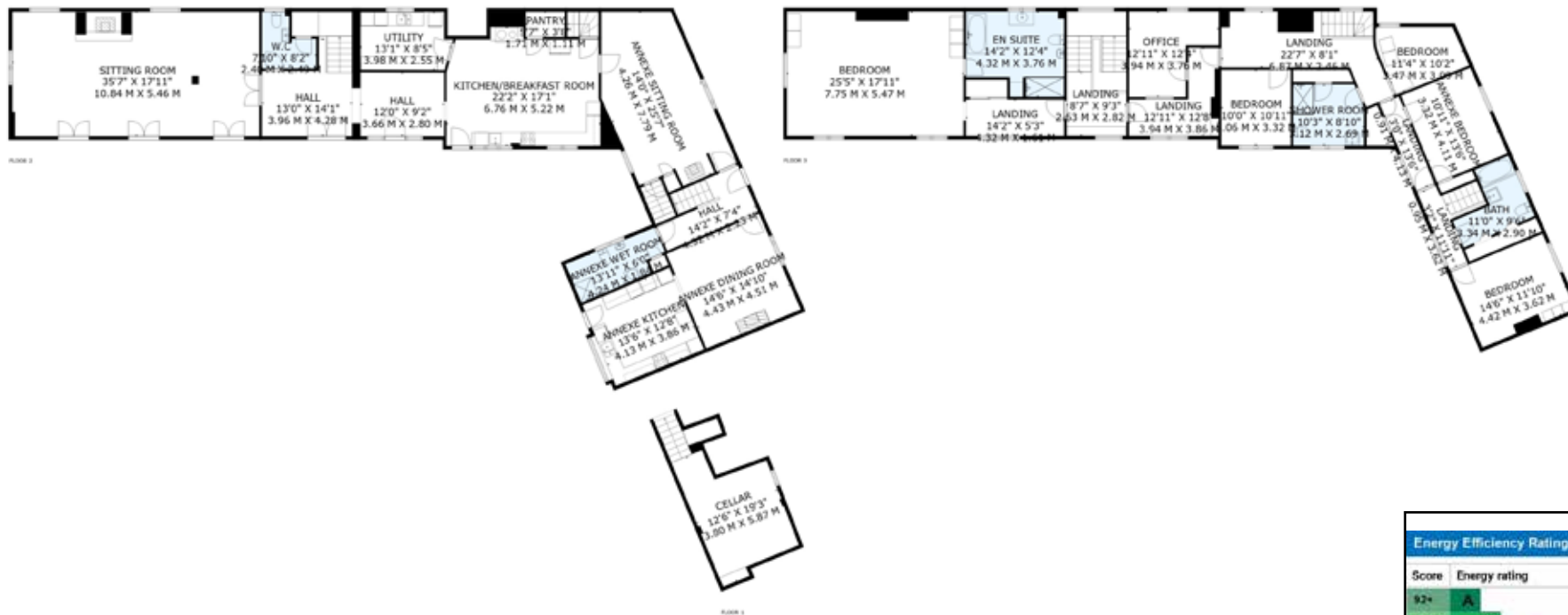
Private Drainage

Broadband Available - please check [www.openreach.com/fibre-checker](https://www.openreach.com/fibre-checker)

Mobile Phone Reception - varies depending on network provider. Please see [www.ofcom.org.uk](https://www.ofcom.org.uk) - to check

Kings Lynn & West Norfolk Council -Main House Band F - Annexe Band A

Tenure: Freehold



**TOTAL: 4678 sq. ft, 434 m2**  
 BELOW GROUND: 0 sq. ft, 0 m2, FLOOR 2: 2480 sq. ft, 230 m2, FLOOR 3: 2198 sq. ft, 204 m2  
 EXCLUDED AREAS: CELLAR: 229 sq. ft, 21 m2, BAY WINDOW: 5 sq. ft, 0 m2

All Measurements Are Approximate, This Floor Plan Is a Guide Only. Produced By Dcpp.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68   D
39-54	E		
21-38	F	< 34   F	
1-20	G		



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



# FINE & COUNTRY

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This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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