



THE STORY OF

32 Stoney Road

Roydon, Norfolk

SOWERBYS



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Roydon, Norfolk
PE32 1AP

Delightful Three Bedroom
Semi-Detached Cottage

Grounds of Over 0.35
Acres (STMS)

Positioned At End of
Sought After Road

Surrounded by
Roydon Common

Kitchen/Dining Room

Oil Fired Central Heating

Prime for Improvement/
Extension (STPP)

No Onward Chain

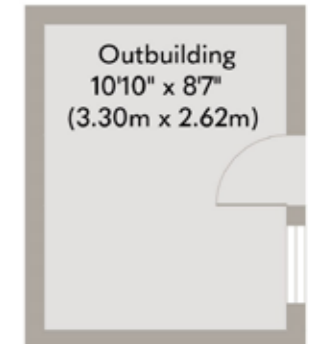
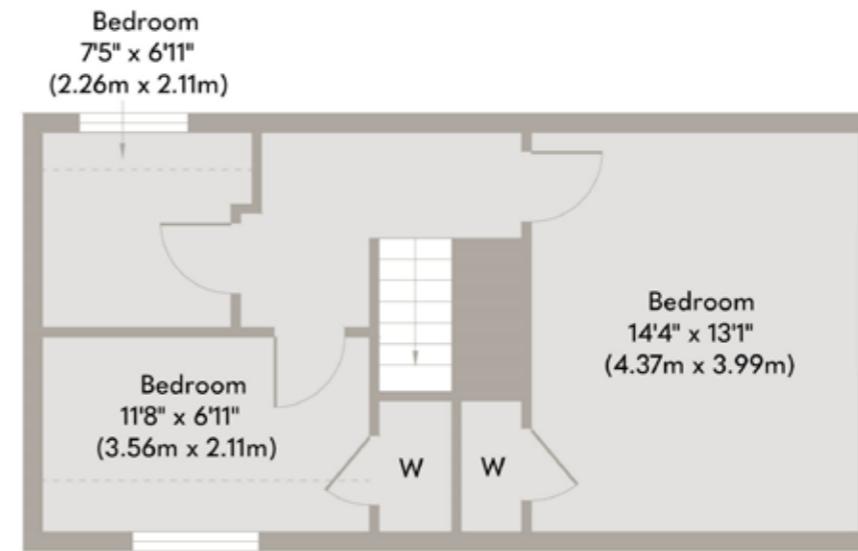
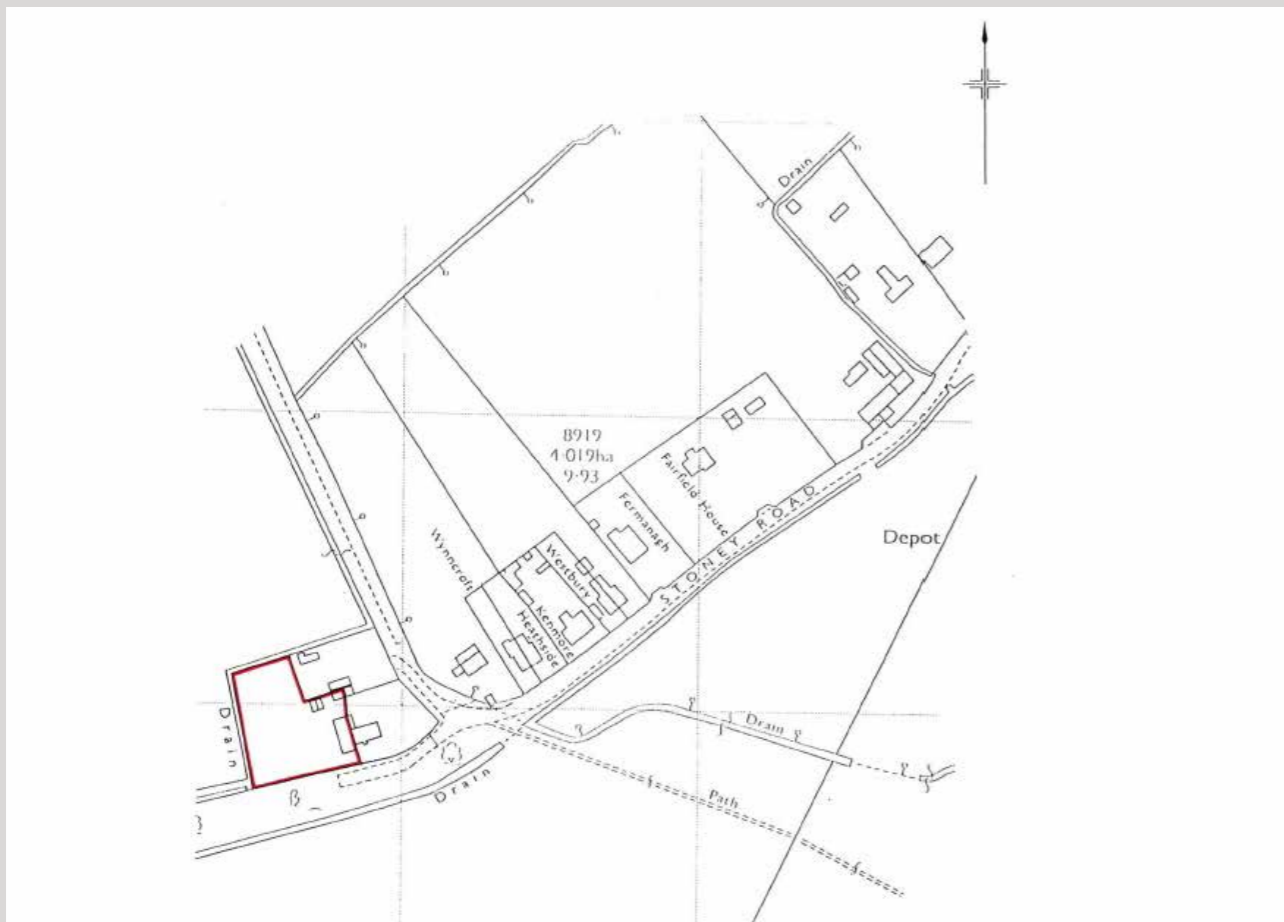
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Nestled in a truly remarkable and secluded location at the very end of Stoney Road, this charming two-bedroom semi-detached cottage boasts stunning views over the picturesque Roydon Common—a delightful natural backdrop.

The cottage features an enchanting façade characteristic of traditional estate cottages in the area, particularly those found on the nearby Royal Sandringham Estate. While deceptively spacious, the property offers excellent potential for extension and cosmetic enhancement, subject to the necessary permissions.

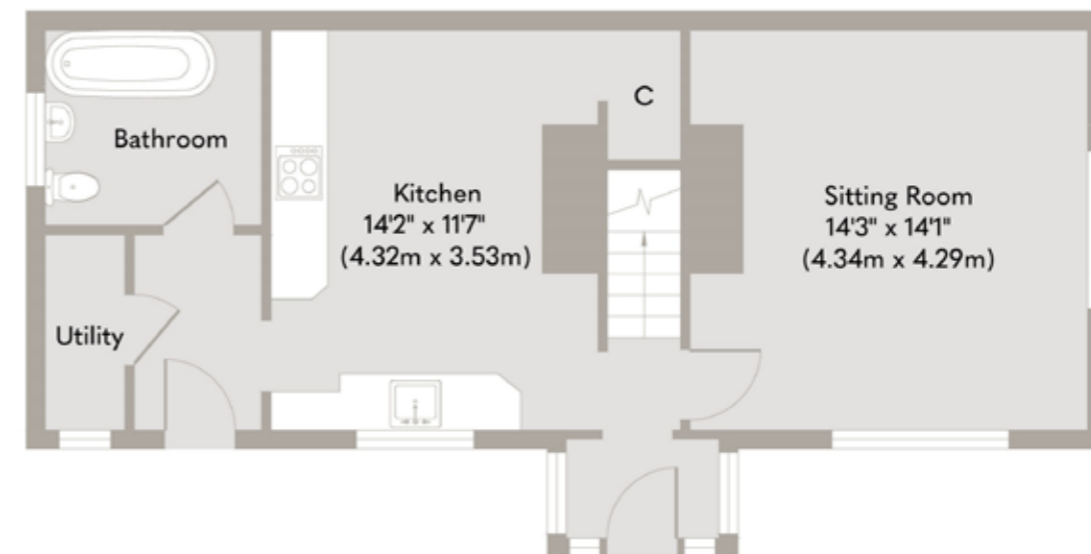
The private gardens extend across an impressive 0.35 acres (STMS), providing ample space for outdoor enjoyment.





First Floor
Approximate Floor Area
410 sq. ft
(38.09 sq. m)

Garage
Approximate Floor Area
93 sq. ft
(8.63 sq. m)



Ground Floor
Approximate Floor Area
544 sq. ft
(50.53 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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Roydon

NATURE, HISTORY, AND COASTLINES
AT YOUR DOORSTEP

Roydon is a small village to the east of King's Lynn sitting adjacent to Roydon Common National Nature Reserve. Roydon is ideally located, 5 miles from the Sandringham Estate, 10 miles from the nearest beach and six miles from the main town of King's Lynn, with its wide range of shops, superstores and other amenities.

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.

Originally named Bishop's Lynn, during the reign of Henry VIII the town was surrendered to the crown and took the name King's Lynn. During the 14th century, Lynn was England's most important port, dominated by the Hanseatic League. Although the growth of London later eroded the port's importance, ship-building and fishing became prominent industries, the latter of which is documented at True's Yard Museum.

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. In 1845, there were at least ten pubs on this street alone, and although these have faded away a relatively new arrival is the WhataHoot distillery with its gin school and handmade spirits.



Note from the Vendor



“This charming two-bedroom semi-detached cottage boasts stunning views over the picturesque Roydon Common.”



SERVICES CONNECTED

Services to be confirmed.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

To be confirmed.

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: ///blitz.nibbled.waltzed

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

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