



THE STORY OF

The Old House

South Wootton, Norfolk

SOWERBYS



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7 Nursery Lane, South Wootton, Norfolk
PE30 3LB

Charming Five-Bedroom Detached Home
Steeped in over 300 Years of History

Large South/West-Facing Mature Garden Ideal
for Family Life and Outdoor Entertaining

Original Character Features Including Exposed
Beams from Historic Trading Ships

Three Spacious Reception Rooms
plus Study and Music Room

Bright Kitchen/Breakfast Room with
Adjoining Utility and Ground Floor WC

Five Well-Proportioned Bedrooms

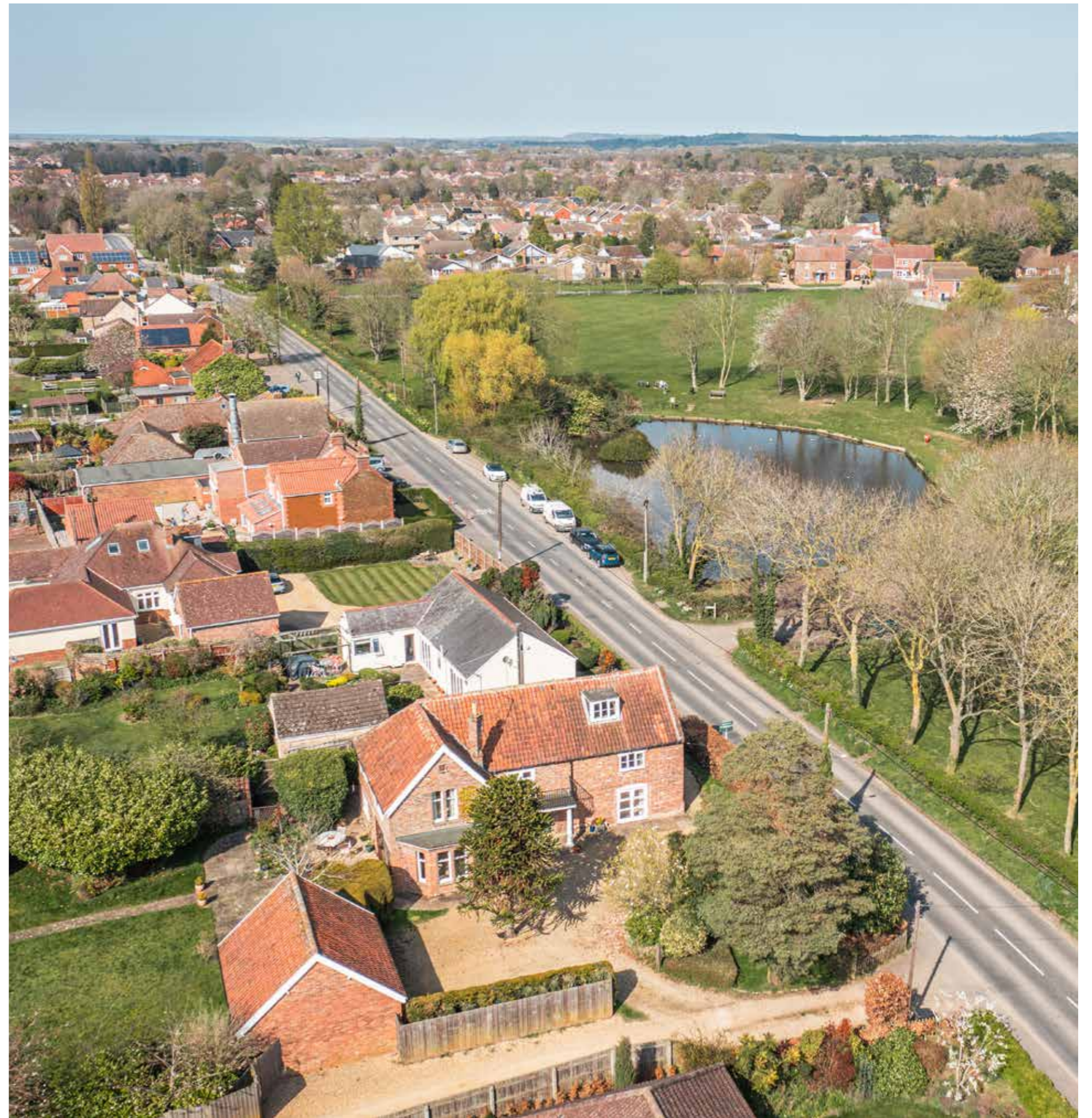
Private Driveway and Double Garage
with Ample Off-Road Parking

Peaceful Village Setting Opposite
the Common and Duck Pond

Infant and Junior Schools Just Steps Away

Easy Access to King's Lynn and Direct
trains to London in under 2 hours

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Thought to be the oldest residence in South Wootton, this remarkable five-bedroom detached family home stands as a rare and beautiful example of historic Norfolk living. With its roots stretching back over 300 years, The Old House has been a place of comfort and continuity through the generations — a home that has nurtured childhoods, hosted celebrations, and quietly embraced the rhythm of village life.

Set on the highly sought-after Nursery Lane, and framed by mature trees and a spacious private drive, the property greets you with a sense of quiet grandeur. Step through the door, and you're instantly met with character-rich charm: from exposed beams said to be salvaged from ancient trading ships, to the hand-crafted brickwork that tells the story of a bygone era.

Inside, The Old House is bright, spacious and deeply welcoming, with approximately 2,300 sq. ft. of living space thoughtfully arranged over three floors. Whether it's a lively family Christmas in the generous drawing room, or a peaceful afternoon in the sun-drenched garden-view lounge, the home offers countless spaces to connect, unwind, and create lasting memories.

There are three versatile reception rooms, a beautifully appointed kitchen with breakfast area, a utility room, and a ground floor WC — all blending traditional features with subtle modern comfort.

Each of the five bedrooms offers something special, from soft morning light to leafy garden views, with ample space for family and guests alike. Upstairs, the rooms flow gracefully across levels, offering quiet nooks and elevated views of the surrounding village. One bedroom, in particular, overlooks the duck pond and South Wootton village green, creating a peaceful retreat that feels worlds away from the bustle of modern life.



...more than 300 years old, the beams show evidence of being salvaged masts from Hansa trading vessels that made King's Lynn one of the country's most important ports.







Step outside, and the charm continues. The west-facing garden is a haven for families, gardeners, and anyone who loves the outdoors. Carefully tended over the years, it offers room to entertain, play, or simply sit beneath the trees and listen to the birdsong. A double garage and a large private drive provide generous parking and storage options.

The location? Simply ideal. South Wootton is a village rich in community spirit, with infant and junior schools located just a stone's throw away — perfect for busy family mornings. There's a friendly local pub, a newly built health centre, and all the essential shops and amenities within walking distance. Take a short stroll and you'll find yourself on the village green, the common, or even heading off toward Castle Rising woods or the Babingly river — a countryside dream for nature lovers and adventurers.

And for those needing to connect with the city, King's Lynn station is just 10 minutes by car, offering a direct line to London King's Cross in around 1 hour 40 minutes — blending peaceful village life with practical convenience.

For the current family, The Old House has been home for over five decades. It has seen generations grow up within its walls and gardens — and now it's ready to welcome the next. A true one-of-a-kind, this is more than a house. It's a legacy — and perhaps, your next forever home.



Garage
Approximate Floor Area
385 sq. ft
(35.73 sq. m)



Second Floor
Approximate Floor Area
193 sq. ft
(17.95 sq. m)



First Floor
Approximate Floor Area
889 sq. ft
(82.54 sq. m)



Ground Floor
Approximate Floor Area
1,197 sq. ft
(111.17 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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South Wootton

ON THE OUTSKIRTS OF AN HISTORIC MARKET TOWN

On the outskirts of King's Lynn, South Wootton has many schools, shopping and leisure facilities. There is also a mainline link from King's Lynn to London King's Cross - approx 1hr 40mins.

Sandringham Estate is nearby with the Royal residence at Sandringham House and attractive walks through the woods. Slightly further away is the North West Norfolk coastline with its beautiful, long sandy beaches.

For the golf enthusiasts, the King's Lynn Golf Club is close by and the challenging links courses of Hunstanton Golf Club and The Royal and West Norfolk Golf Club at Brancaster are not far away.

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.

With more than 400 listed buildings, two warehouses – Hanse House and Marriott's Warehouse – still stand in the centre of the town, along with King's Lynn Minster and Custom House. These have appeared as stars of the screen in numerous period dramas and it's not unusual to spot a camera crew and cast on location.



Note from the Vendor



South Wootton village pond

“How lucky we were to have such freedom in the countryside and a great local community in which to grow up.”



SERVICES CONNECTED

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

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

D. Ref:- 0150-2637-6050-2102-9935

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: ///cooking.currently.hurray

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SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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