



S

THE STORY OF

Manor Farm House

Middleton, Norfolk

SOWERBYS



THE STORY OF

Manor Farm House

Hill Road, Middleton, Norfolk
PE32 1RN

Beautifully Presented Period Home, Formerly Part
of a Distinguished Manor Estate, Dating Back
Around 200 years

Accessed Via a Private Driveway and Set Back
From the Road

Four Generously Proportioned Bedrooms

Single-Storey Studio with Bifold Doors to the
Garden

Landscaped Rear Garden with a Series of Sun-
Drenched Seating Areas

Solar PV Panels Installed in 2023, Enhancing
Energy Efficiency and Reducing Running Costs

Modern Treatment Plant Installed in 2021, with
Recently Upgraded Double Glazing and External
Doors

Superfast Broadband Connectivity, Ideal for
Home Working and Modern Lifestyles

SOWERBYS KING'S LYNN OFFICE

01553 766741

kingslynn@sowerbys.com





Set back from the road and tucked away along a private drive in the peaceful village of Fair Green, Middleton, Manor Farm House is a beautifully reimagined semi-detached period home offering heritage, space and modern comfort in perfect harmony.

Dating back some 200 years and once part of the original Manor estate, this handsome home exudes character, with original features complemented by thoughtful contemporary upgrades. The setting is equally special — a mature, well-screened plot with a wonderfully tranquil atmosphere.

Inside, the property offers generous accommodation across four bedrooms and two welcoming reception rooms, perfectly suited for family life or entertaining. A particular highlight is the versatile studio — formerly a single-storey outbuilding, now seamlessly integrated as part of the main home. This impressive space, complete with bifold doors opening onto the garden, makes for an inspiring home office, creative studio, gym, or guest suite — the ultimate in flexible living.

Recent improvements include the installation of solar PV panels (2023), a modern treatment plant (2021), and new double-glazed windows and doors. Superfast broadband ensures excellent connectivity throughout.

Outdoors, the gardens have been transformed from a simple paddock into a series of thoughtfully designed seating areas, each positioned to enjoy sunlight and views across the surrounding countryside. A detached double garage offers excellent storage and secure parking.

This is a home that blends soul, style, and sustainability — a rare opportunity to enjoy village life with every modern convenience, in one of Norfolk's most charming rural settings.



How would we describe
our home in three
words? Peaceful,
relaxing, wonderful.





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 2025 | www.houseviz.com

Middleton

VILLAGE LIFE OFFERING SO MUCH MORE...

Village life with a fine selection of amenities. Middleton enjoys its own Golf Club along with a church, restaurant and shop with post office. Sitting just over four miles from the Hanseatic King's Lynn, where a choice of schools, stores and eateries on the quay await.

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.

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.

With Cambridge, Peterborough and Norwich all within an hour's drive and a direct rail line into London King's Cross arriving in the capital in just 1 hour 40 minutes, King's Lynn continues to attract a growing number of professionals seeking an easy commuter route. It's easy to see the appeal of this central location with a clutch of high street retailers and independent restaurants in the town's Vancouver Centre. The Majestic Cinema and King's Lynn Alive Corn Exchange are the place to catch a film or show, or check out what's on at St George's Guildhall, the UK's largest surviving medieval guildhall, today a vibrant arts centre.



Note from the Vendor



"It's so peaceful and relaxing here — it feels wonderfully rural, yet we're just minutes from everything we need."



SERVICES CONNECTED

Mains water and electricity. Drainage via private sewerage treatment plant. Oil fired central heating. Super fast broadband. There are PV solar panels on the roofs of both the garage and studio.

COUNCIL TAX

Band C.

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: ///school.throwaway.money

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

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.



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

