



THE STORY OF

Mafeking Cottages

West Winch, Norfolk

SOWERBYS



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269 Main Road, West Winch, Norfolk
PE33 0PA

Substantial Five-Bedroom Detached Home

Plot of Just Over Three-Quarters of an Acre

Majestic Mature Trees and a Variety of Fruit Trees

Spacious Reception Rooms

Double Garage with Workshop and Store

Superb Access to King's Lynn and
Beyond Via Road, Bus and Rail

Available with No Onward Chain

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Once a row of three humble workers' cottages, Mafeking Cottages has, over time, evolved into a substantial five-bedroom detached home, proudly resting within a glorious plot of just over three-quarters of an acre. Under the same ownership for many decades, this is a home with stories to tell, character in abundance, and a garden which feels almost timeless, with its majestic canopy of mature trees and scattering of fruit trees that promise each season's delights.

Set in the well-connected commuter village of West Winch, with excellent access into the historic market town of King's Lynn and beyond via road, bus, and rail, this is a property which offers the best of both worlds: the ease of modern life alongside countryside adventures.

Step inside and the sense of welcome is immediate. The entrance lobby leads into a generous reception hall – a space full of possibility, hinting at the exciting opportunity to re-imagine and reconfigure for today's lifestyle. The neighbouring utility room, WC, and access to the rear garden could, in combination with the lobby, become – with vision – the most wonderful boot room and a practical area in which to keep the workings of the home hidden away, while embracing outdoor living – an essential hallmark of Norfolk country life.

The reception rooms themselves are spacious and full of charm. A study, thoughtfully tucked away from the main living areas, offers a quiet corner for work or reflection. Meanwhile, a large sitting room opens to the garden through French doors, filling the space with light and creating a seamless connection between indoors and out. The dining room is perfect for family gatherings, flowing naturally through to the kitchen, which in turn offers direct access to the garden – an ideal layout for relaxed entertaining.





Upstairs, five double bedrooms ensure there is plenty of room for family and visiting friends, each one brimming with character and the promise of comfort. They are served by a family bathroom and an additional WC.

The true soul of Mafeking Cottages lies outside. Here, the garden stretches away from the home, with its impressive collection of mature trees, fruit trees, and sweeping lawn. Alongside this, a double garage provides further flexibility, with one side cleverly adapted into a workshop and store, though easily reverted back to a garage if preferred. It is the kind of setting where summer evenings are spent lingering outdoors, where children can play endlessly, and where the changing seasons create an ever-shifting backdrop of colour and beauty.

While the house itself would benefit from updating, there is a rare magic to this home – one that captures the imagination and invites its next custodians to create something truly special. Mafeking Cottages is not simply a property; it is an opportunity to embrace Norfolk living at its most charming.



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

West Winch

WELL-LOCATED,
QUIET VILLAGE LIFE

West Winch is a few miles south of King's Lynn. The village is well-served and boasts a popular social club offering both a bar and function room and sporting facilities such as tennis courts, football pitch and bowls green. There are takeaways and a hairdressers in the village, along with a post office and store.

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.

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. The town also has good schools, a swimming pool, ten-pin bowling alley, the Queen Elizabeth II Hospital and there are various supermarkets and superstores.

The Sandringham Estate is about five miles away with attractive walks through Sandringham Woods. Slightly further away is the north west Norfolk Coastline with its beautiful long, sandy beaches. For the golfer there are courses in King's Lynn and Middleton, and on the coast there are the challenging links courses of Hunstanton Golf Club and The Royal and West Norfolk Golf Club at Brancaster.

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.



Note from Sowerbys



“Looking out over the back garden, the view is one of pure tranquillity – a sweep of lawn framed by majestic trees which change with the seasons.”



SERVICES CONNECTED

Mains electricity, water, and drainage. Oil-fired central heating.

COUNCIL TAX

Band F.

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: ///stop.zebra.colleague

AGENT'S NOTE

The property is accessed via right of way over neighbouring land.

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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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