



Georgian Lodge  
Pius Drove | Upwell | Norfolk | PE14 9AN

 FINE & COUNTRY

# GEORGIAN REVIVAL



This exceptional detached Georgian residence is a substantial family home standing in grounds of approximately 0.8 of an acre with wonderful uninterrupted views over the surrounding farmland.

Recently comprehensively modernised, the property combines its original period character with a carefully considered contemporary interior, creating light and spacious accommodation throughout.





# KEY FEATURES

- An Extensively Renovated Period Georgian Home in the Village of Upwell
- Four Double Bedrooms, Two with En-Suites and Large Family Bathroom
- Bespoke Kitchen with Granite Sinks, Modern Layout and Appliances
- Multiple Reception Rooms: Living Room, Dining Room & Garden Room
- Home Office, and Snug/Cinema Room
- Mirrored Gym with Hue Lighting and Utility Room
- Keyless Slate Door, Underfloor Heating, Crittall Doors, Smart Controls
- Gated Private Driveway, Double Garage with EV Charger
- Workshop, Greenhouse
- Wraparound, Private Gardens extend to 0.8 of an acre with Mature Planting and Spectacular Field Vistas
- The Accommodation extends to 3,204sq.ft
- Energy Rating: D

Tucked away behind high hedges with no overlooking properties, this turnkey family haven combines expansive indoor-outdoor flow and smart technology for effortless multigenerational living or home-based pursuits.

## So Much To Offer

The current owners moved into the property in September 2024. "The house offered huge potential," they replied when asked what first drew them to it. "It's a wide house which allows so much light into every room, and it benefits from large double bedrooms. The garden is stunning and features some amazing field views beyond, while there is no one to overlook you anywhere. The front driveway is gated and nestled within high hedges: when looking outside it feels incredibly private and grand."

## A Labour Of Love

Originally a Georgian detached residence, the property was extended to the rear in 2015 by its previous occupants but under the current ownership has been comprehensively remodelled and refurbished, creating a light-filled rural retreat with so many unique attributes. On stepping through the imposing bespoke slate front door with its seamless keyless entry, one is greeted by a reception hall designed in a clean, contemporary style, with panelling, integrated storage and display shelving that immediately introduces the modern finish prevalent throughout the property. To one side is the refitted cloakroom, appointed with Lusso Stone fittings and marble tiling, while further doors lead to the principal ground floor rooms including the living room with a log burner, the dining room and the vast living expanse that spills into the state-of-the-art kitchen. This impressive space comprises curvaceous dark units, expansive laminate worktops, integrated appliances and bifold doors which frame panoramic garden views.







# KEY FEATURES

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Also on this level are a fitted walnut-veneer office designed to accommodate two workstations, an internal gym with fully mirrored walls and Philips Hue lighting that syncs with music, and a garden room taking in views over the grounds and fields. A glass staircase with built-in understairs storage rises from the hall to the first floor, where there are four well-proportioned double bedrooms, two with en suite facilities, together with a very generous family bathroom. Nothing has been overlooked in this wonderfully designed home, which includes underfloor heating across most ground-floor zones and LVT flooring with a micro cement effect. Attention to detail is evident in the custom book display cases that echo the media wall and are highlighted by smart track lighting, and limewash paint finishes that are found throughout

## Unique Character

What elevates Georgian Lodge is its architectural drama – generous windows channelling sunlight paired with complete seclusion from hedging and fields, plus versatile zones from gym to cinema that future-proof family dynamics. “Space,” the owners answered when asked what sets their home apart. “This is a very spacious property inside and out and its thoughtfully laid out currently and highly adaptable to changing needs.

## Favourite Spaces

The kitchen and adjoining large rear reception room reign supreme for the owners, their substantial picture windows and bifolds opening up to the tranquil garden. “The kitchen and large back reception room benefit from beautiful large picture windows that look out to the garden and field views beyond. In the summer the bi-fold doors can also be left open, allowing you to enjoy the tranquillity of the surrounds. During most of the year, the property benefits from a beautiful golden hour light, warm light creates architectural shapes on the walls, moving pictures where the tall trees create dancing patterns on the walls and floors that flicker a bit like a swimming pool would,” they described.

## The Outside

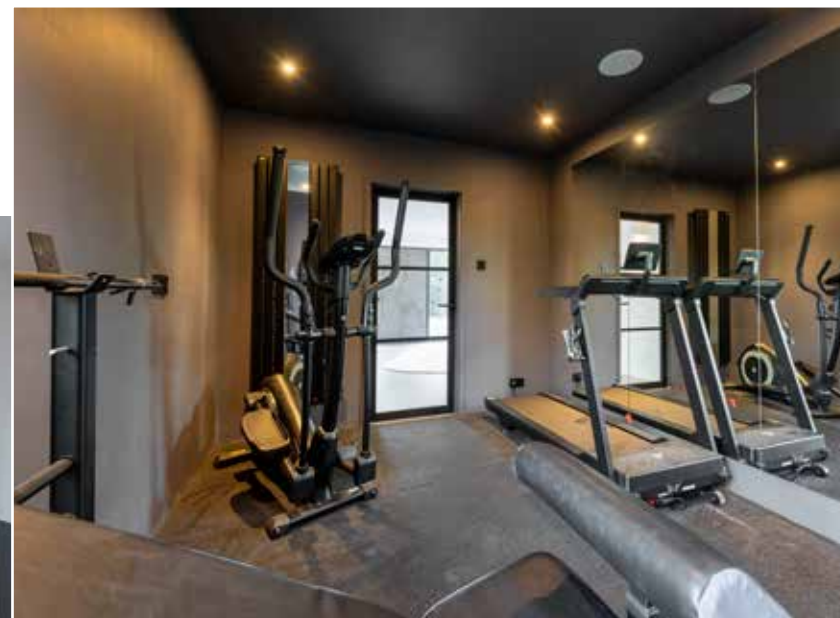
Encompassing a full acre in a graceful arc, the wraparound gardens burst with mature hydrangeas, a majestic eucalyptus, wild zones ablaze in purple spring blossom, expansive lawns for bouncy castles, mini golf and tractor mower joyrides, plus a large greenhouse, shed and wood store – all backing onto serene wheat fields traversed yearly by unobtrusive farm operations. “Deer and wild bunnies” are regular guests, enhancing the semi-panoramic outlook from the house. The gated shingled driveway, shielded by tall hedges, leads to ample parking and the substantial double garage equipped with EV charger and storage, plus an attached workshop featuring a dedicated mower ramp and separate access.









































# INFORMATION

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## On The Doorstep

Upwell is an attractive village with a lively community centred around its well-regarded primary school, Upwell Academy, and an excellent range of everyday amenities all within easy walking distance. These include independent shops, a post office, GP surgery, pharmacy and welcoming pubs such as The Globe Inn and The Crown Lodge Hotel in nearby Outwell. The Fens' flatlands invite cycling and walks amid the unspoilt farmland, complemented by nearby highlights such as Welney Wetland Centre (Wildfowl Trust) for nature reserves, and boating on the River Nene just minutes away where you will also discover the National Trust's Peckover House and Gardens.

## How Far Is It To?

Downham Market town centre with a mainline station providing direct London Kings Cross services is approximately 9 miles by road. The historical market town of Wisbech, around 6 miles to the north west offers supermarkets, a swimming pool and sports centre, library, museums, a theatre and secondary schools including the state-funded Thomas Clarkson Academy and the sought-after Wisbech Grammar School, whilst Worzals Farm Shop and Restaurant can be found along the A47. The Hanseatic town of Kings Lynn with its excellent shopping and leisure facilities is less than 30 minutes away with a direct rail link to Cambridge and London. To the outskirts of the town is Bawsey Estate and Country Park providing 180 acres of woodland and lakes for walking and watersports. March station with a direct rail link to Stansted Airport is 20 minutes to the south whereas Peterborough is a 40-minute drive away with rail links giving a fast and regular service to London with a journey time less than an hour or to the Midlands and North. Ben's Yard an independent retail village can be found on the Stuntney Estate near Ely. The celebrated North Norfolk Coast, including Hunstanton and Holkham beaches, lies roughly 33 miles north. Sandringham Estate, famed for its royal heritage, is approximately 24 miles to the north, Norwich city centre with its cathedral, theatres and airport stands 35 miles east.

## Directions

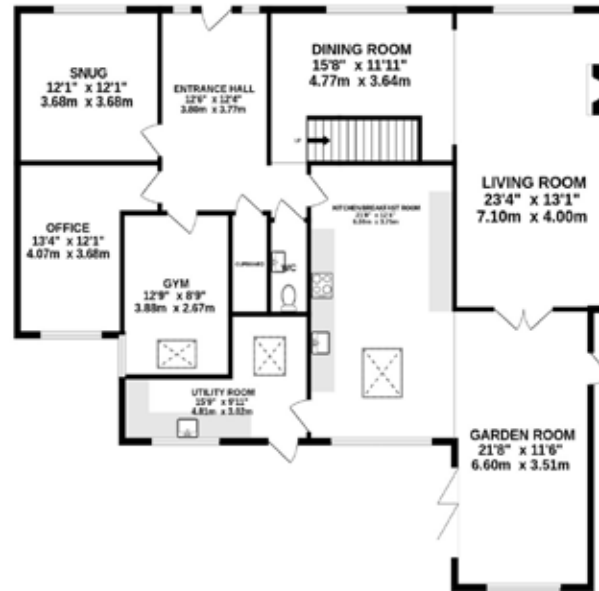
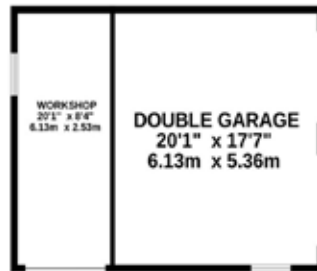
From King's Lynn, head west on the A47 towards Wisbech. Then take the A1101 towards Downham Market continuing onto Elm High Road and Outwell Road. At the roundabout take the 2nd exit onto Well Road/A1101. At the next roundabout take the 3rd exit and then turn right onto Basin Road. On arriving at Needham Bank, turn left into The Cottons, and the property will be found on the right opposite Robinson Farms.

## Services, District Council and Tenure

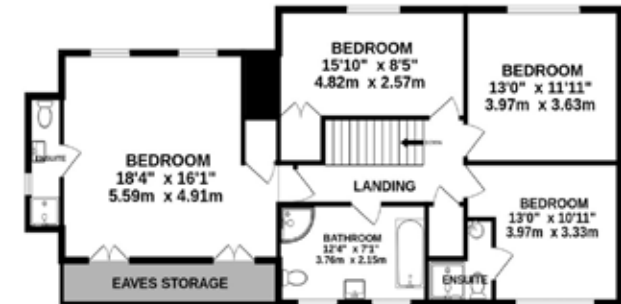
Oil Fired Central Heating, Mains Water, Private Drainage via Septic Tank  
Fibre Broadband Available - please see [www.openreach.com/fibre-checker](http://www.openreach.com/fibre-checker)  
Mobile Phone Reception - varies depending on network provider  
Please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)  
Kings Lynn and West Norfolk District Council - Council Tax Band E  
Freehold



GROUND FLOOR  
2235 sq.ft. (207.6 sq.m.) approx.

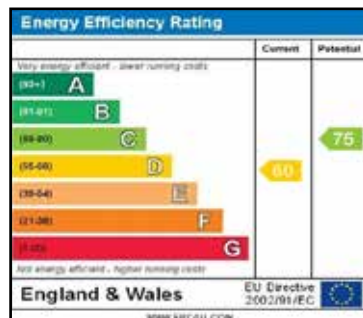


1ST FLOOR  
970 sq.ft. (90.1 sq.m.) approx.



TOTAL FLOOR AREA : 3204 sq.ft. (297.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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