



THE STORY OF

The Pines

Grimston, Norfolk

SOWERBYS



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The Pines

204 Vong Lane, Grimston, Norfolk
PE32 1GJ

Detached Family Home

Outstanding Village Setting

Four Bedrooms

Flexible Snug/Study/Bedroom

Around 1,568 sq. ft. of Immaculately
Presented Living Space

Generous Kitchen/Breakfast Room

Sitting Room with Multifuel Burner

En-suite to principal bedroom

Private Enclosed Partially Walled Garden

Large Driveway, Garage and Ample Parking

SOWERBYS KING'S LYNN OFFICE

01553 766741

kingslynn@sowerbys.com





Set within the ever-popular and well-served village of Grimston, The Pines is a highly flexible and immaculately presented home, extending to around 1,568 sq. ft., with well-balanced accommodation suited to modern family life.

The ground floor offers a strong sense of space and practicality, centred around a generous 22ft kitchen/breakfast room forming the heart of the home. A well-proportioned lounge provides an inviting retreat, complete with a multifuel burner, while a separate dining room is ideal for both family gatherings and formal entertaining. A utility room and ground-floor WC further enhance everyday convenience.

A particular strength of The Pines is its adaptability. A partial garage conversion has created an additional reception room of real versatility, ideal as a snug, study or occasional ground-floor bedroom, appealing to those working from home, hosting guests or seeking space to evolve with changing needs.

Upstairs are four well-proportioned bedrooms, including a principal with en-suite, alongside a family bathroom. Throughout, the finish is immaculate, creating a polished yet welcoming atmosphere.

Outside, the property continues to impress. The enclosed rear garden, partially brick walled, enjoys a private and secluded feel, perfect for quiet enjoyment, al fresco dining and summer entertaining. To the front, a large driveway provides ample parking for multiple vehicles, complemented by a single garage and additional space behind a high-hedged boundary, ideal for a caravan or motorhome.

Altogether, The Pines is a versatile and appealing home beautifully presented, thoughtfully arranged and set within one of the area's most desirable village locations.





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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Grimston

EMBRACE NORFOLK'S CHARM IN A TRANQUIL VILLAGE

If you're looking for somewhere to settle down and enjoy the Norfolk way of life, then the quaint, rural village of Grimston is certainly a place to consider.

The Grade I Listed Church of St Botolph has late Saxon / early Norman origins and was largely extended in the 14th and 15th centuries and hosts regular services throughout the year.

The village offers amenities such as the Grimston Medical Centre, a shop with a post office and a local pub, The Old Bell. For those looking to get creative, there's also the Crafty Corner Shop, which offers workshops and classes, and Norfolk Creative Arts, an art school for a variety of levels, is located opposite the church and hosts exhibitions throughout the year.

Grimston Cricket Club is a community focused club dating back over 100 years. The adults team play in the Mid-Norfolk Sunday Cricket League and there are several youth teams too.

On the outskirts of the village is the popular Three Horse Shoes Pub and Congham Hall, a beautiful hotel with a lavish restaurant and a spa.

The famous Royal Sandringham Estate is just over 5 miles away, where the village Greenfingers Group take part in the annual Sandringham Flower Show and so far have achieved 10 gold medals.

The nearby historic market town of King's Lynn is 8 miles away with a plethora of shops, entertainment activities and eateries.

Tranquil rural living, with the convenience of a nearby bustling town with excellent travel links, Grimston is a wonderful place to call home.



Note from Sowerbys



“A home of genuine versatility in a highly desirable village setting.”



SERVICES CONNECTED

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

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

D. Ref:- 0310-2020-1050-2992-5361.

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: ///wash.amber.paler

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SOWERBYS

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Registered office 23 Tuesday Market Place, King's Lynn, England, PE30 1JJ

