



THE STORY OF
The Old Rectory
Denver, Norfolk

SOWERBYS



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THE STORY OF

The Old Rectory

Downham Road, Denver,
Norfolk, PE38 0DF

No Onward Chain

Over 5,600 Sq. Ft. of Internal Space

Original Character Features

Seven Bedrooms

Four Reception Rooms

Kitchen/Breakfast Room

Library/Office

Self Contained Annexe

Fully Enclosed One Acre Plot (STMS)

Ample Driveway

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“...history meets modern luxury in this majestic home.”

Having been recently restored by our vendors, the beautiful Old Rectory is being offered for sale with no onward chain. Believed to date back to the 1600s with some later additions, this former rectory sits majestically in its fully enclosed one acre plot (STMS) at the heart of Denver, one of West Norfolk’s most loved villages. With over 5,600 sq. ft. of internal space, an abundance of characterful features, and a newly converted self-contained annexe to the rear, this beautiful home can indeed cater for multi-generational living.

The front door opens into a stunning reception hall, with original wood panelling, open fireplace, exposed beams and beautiful original coving. To the right-hand side is the library/office, with dual aspect windows, an open fireplace, and exposed floorboards, whilst to the left is the striking main reception room with stunning architectural design, two large bay windows, exposed floorboards, a cast iron fireplace, wood panelling and exquisite coving. Leading from this room, the formal dining room also has original sash windows with original shutters and a ceramic surround fireplace.





As you follow the hall round, you'll reach the recently updated kitchen/breakfast room. The kitchen has granite worksurfaces, a Belfast sink, a Lacanche oven and a range of wall and base units, plus access to a walk-in pantry. There's a good-sized cellar, and a door off the kitchen opens to a rear lobby which gives access to the utility room and another study/playroom. The kitchen also has a set of stairs leading up to the rear of the property - these were formerly used by servants but could potentially be used to help split the property into two, if this was required.

The first floor landing is just as impressive as the reception hall below. Spacious and bright, it gives access to five double bedrooms, a family bathroom and two en-suites. Most of these rooms are full of original features, some with dual aspect windows and cast-iron fireplaces, and the principal bedroom has french doors opening onto a balcony. The second floor landing gives access to two further bedrooms, both double in size, with original fireplaces and dual aspect windows which take in some breathtaking views.





“...the annexe offers a luxurious solution to multi-generational living..”



A detached outbuilding has recently been converted and is now a beautiful, self-contained one bedroom annexe. Generously proportioned and with a stunning dual aspect sitting room with log-burner, it's a luxurious retreat for guests or a dependent relative.

The property is very private and is set back with an ample driveway providing parking for several vehicles. The front garden is of somewhat low maintenance, mostly laid to gravel, with mature trees and shrubs. The rear garden is split, with some delightful 'hidden gardens' but also a generous lawn and a small woodland area.

The Old Rectory stands as a timeless testament to centuries of history, offering not just a home but a grand narrative of west Norfolk's past and present, awaiting new chapters to be inscribed within its storied walls.





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.

ALL THE REASONS

Denver

IN NORFOLK
IS THE PLACE TO CALL HOME



A charming village about 1 mile south of Downham Market, Denver is located on the River Great Ouse and 14 miles south of King's Lynn.

Situated on the edge of the Fens, the village gently descends on the flat Fens toward Denver Sluice, which is popular with tourists.

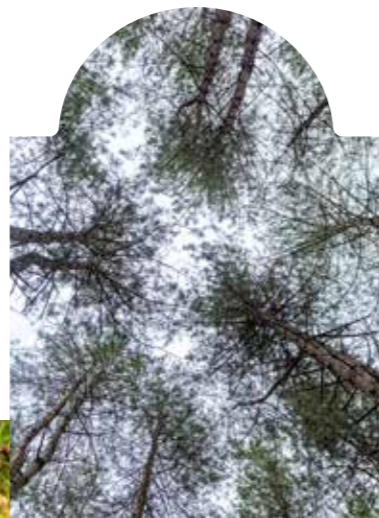
There is a church, local store/post office, a highly regarded village school, pub, village hall, sports pavilion and sports field within the village as well as a historic windmill. Along there river there is a further public house/restaurant.

Downham Market is one of Norfolk's oldest market towns and it can be traced back to Saxon times. The town has a good range of shops and a busy market on Fridays and

Saturdays as well as a range of schools and nurseries including a college. There are many attractive houses and buildings and an unusual gothic black and white town clock.

There is a mainline railway station that goes to London King's Cross (1 hour and 30 minutes). It is an ideal place for walking or cycling and the peaceful waterways are excellent for boating and fishing. Nearby at Welney is the famous Wildfowl and Wetlands Trust nature reserve, which is very popular with birdwatchers.

King's Lynn has an excellent variety of amenities and services including the Queen Elizabeth Hospital, police station, fire station, primary schools, three secondary schools, college and a library.



Note from Sowerbys



“The Old Rectory sits majestically in its generous plot..”

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SERVICES CONNECTED

Mains water, gas and electricity and oil fired central heating.

COUNCIL TAX

Band G.

ENERGY EFFICIENCY RATING

An Energy Performance Certificate is not required for this property due to it being Grade II listed.

TENURE

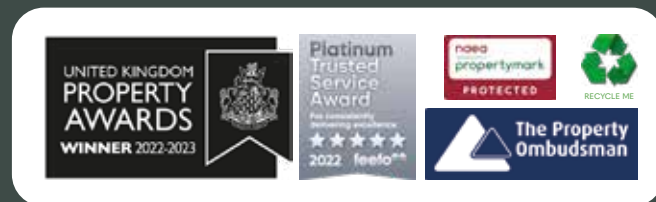
Freehold.

LOCATION

What3words: ///

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