

# SOWERBYS

Norfolk Property Specialists



## Orchard Leigh

Church Road, Wereham, King's Lynn, Norfolk, PE33 9AP

Offers Over £550,000 No Chain



Viewing by appointment with our

King's Lynn Office 01553 766741 or [kingslynn@sowerbys.com](mailto:kingslynn@sowerbys.com)



## ORCHARD LEIGH

Sowerbys are delighted to bring to the market a former Jacobean Farmhouse dating back to 1620, which was then turned into a Georgian long house in 1866. Having lived here for the past 32 years our vendors have fully restored this property to its former glory - bringing back to life many of its original features. With the children having flown their nest the time has come for our vendors to consider downsizing. With a 200 year old wisteria dressing the property majestically to the front and sitting on just over 1/3 of an acre plot this property is ready to move into right away.

The front door opens to an inner porch which in turn gives access to the original reception room. With a log burner, authentic floor tiles, exposed beams, access to a cellar and all the other reception rooms, this reception hall sets the tone of what to expect whilst exploring the rest of the property. The sitting room is not only abundant in natural light with the dual aspect windows and the french doors to the garden room, but the open fireplace creates a sense of cosiness and comfort. The formal dining room, with the same original floor tiles and sash windows is of a really good size - exactly what you would expect to find in a property such as this one. Our vendors tell us that there is a secrete passage with stairs to what would have been a priest room, but they haven't explored it since they've been here. The kitchen, which is typical of a farmhouse, has been fitted with higher counter tops, twin butler sinks and a rangemaster cooker. The kitchen gives access to the utility room and further access to a shower room to one side and to the other side, a door leads to the rear lobby with access to the rear of the property. The snug can also be found here, which could comfortably become a study or a playroom. Completing the ground floor space is the garden room, with bi-fold doors to the rear garden this space creates the ideal connection between indoor and outdoor.

The first-floor landing is almost the same size as the reception hall. With multiple sash windows to the front of the property and exposed beams - this space is bright, spacious and full of character. Here you will find four double bedrooms and the family bathroom with roll top bath.. All the bedrooms benefit from built-in storage cupboards with the principal bedroom having access to a walk-in dressing room and en-suite bathroom with roll top bath.

The outside space is as well presented as the property itself. The rear garden is chalk walled and beautifully landscaped. As well as the 200 year old wisteria to the front of the property, to the rear garden you will also find a yew and holly tree which are both 200 to 300 years old. The garden itself has been divided into segments, there is a vegetable patch, a greenhouse, a little orchard, a variety of flower beds, as well as mature trees and shrubs and a David Austen rose garden. There are also roses climbing the walls of the property. To the side of the property a driveway leads to a single garage with a further garden to the back of it - the ideal space to create your own compost should gardening be one of your passions.

Our vendors also told us that they once had planning granted to build a bungalow in the back garden, however the planning has since lapsed.



## KEY FEATURES

- Detached Former Jacobean Farmhouse
- Four Double Bedrooms
- Walk-In Dressing Room & En-Suite to Principal
- Original Features Throughout
- Over 1/3 of An Acre (STS)
- Formal Dining Room with Original Floor Tiles & Sash Windows
- Garden Room with Bi-Fold Doors to Rear Garden
- Snug, Utility & Shower Room
- Beautifully Landscaped Rear Garden
- Driveway & Single Garage
- No Chain



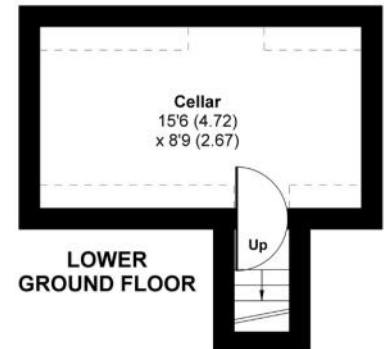




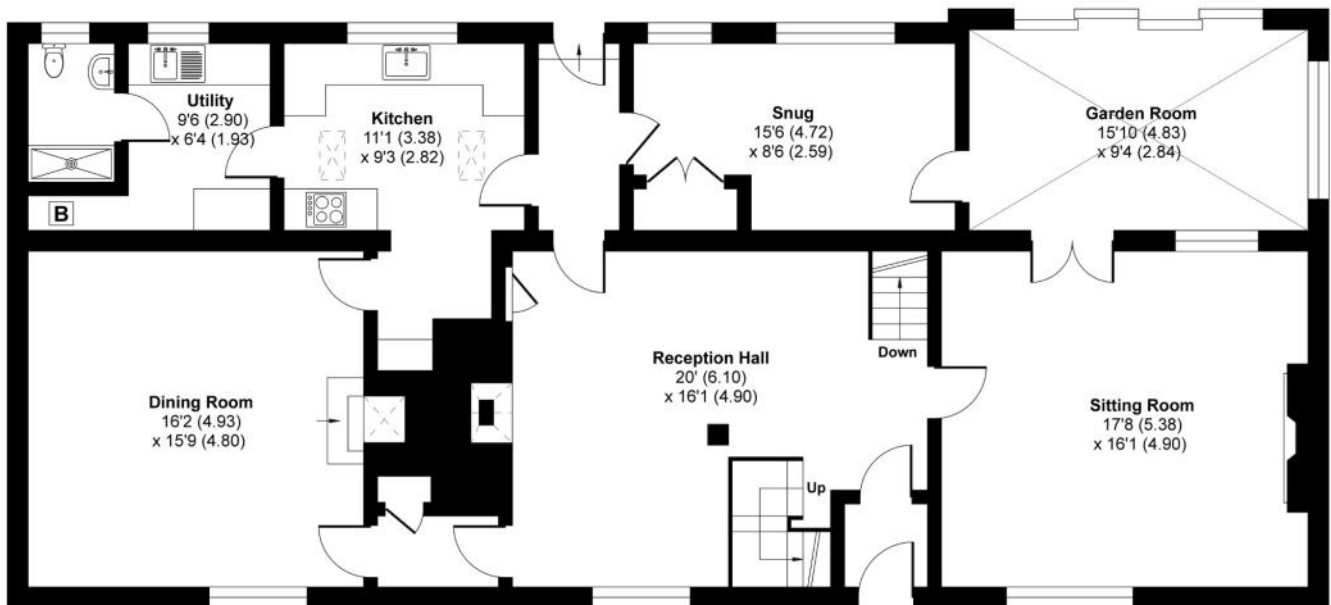
# Orchard Leigh, Church Road, Wereham, King's Lynn, PE33

Approximate Area = 2773 sq ft / 258 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



## WEREHAM

Wereham is a small village in Norfolk which situated 5 miles from Downham Market and 13 miles from King's Lynn, both with main line railway stations with services to Cambridge and London King's Cross. The village has a thriving community and a newly constructed passivhaus village hall. In the centre of the village is the pond - known locally as the pit. Nearby on the village green, the village sign depicts Billy the Seal, one of Wereham's most famous residents from the 1920s. There is a church and a pub, The George and Dragon.

## SERVICES CONNECTED

Mains electricity and water. Drainage to public sewer. Oil fired central heating and LPG gas for Range cooker. Telephone and broadband connected.

## COUNCIL TAX

Band F.

## ENERGY EFFICIENCY RATING

F. Ref:- 9370-2709-0000-2320-5081.

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.

Viewing by appointment with our King's Lynn Office:  
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