



Myamber, Field lane, Wretton

In Excess of £695,000

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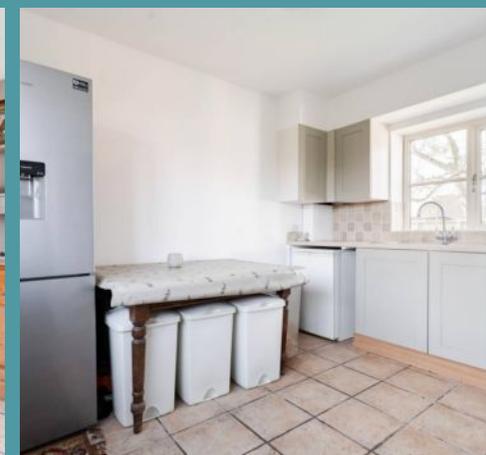
Wretton

Encompassing 6.25 acres (STMS) of picturesque open land, presents a rare opportunity to embrace spacious rural living with equine and smallholding potential.

Recently restored and expanded, this exquisite home offers over 2000sqft of rustic country home charm, featuring a farmhouse-style kitchen, elegant living spaces with exposed beams and a wood-burning stove and flexible accommodation with en-suite bedrooms.

Beyond the home, the expansive paddocks, mature gardens, field shelter, and extensive outbuildings create an unparalleled setting for those seeking privacy, nature and boundless possibilities.

With beautifully maintained grounds, secure vehicle access, and the option to tailor the acreage to individual needs, this exceptional property delivers the ultimate countryside lifestyle.





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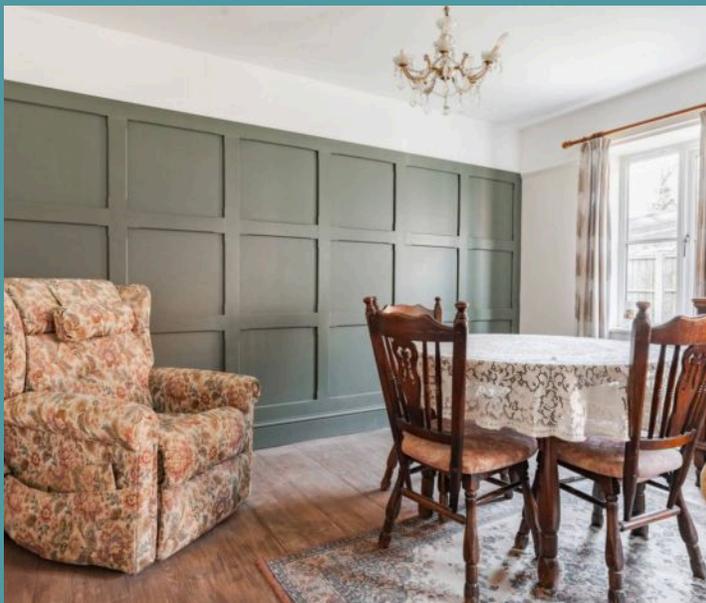
Location

Field Lane in Wretton offers a prime location with excellent connectivity and access to a variety of amenities. Positioned between the market towns of Downham Market, King's Lynn, and Brandon, the village provides a balance of rural charm and convenience.

Downham Market, just six miles away, offers direct mainline train services to Cambridge (35 minutes) and London King's Cross (1 hour 30 minutes), while Brandon provides a link to Norwich.

Neighbouring Stoke Ferry enhances the area's appeal with a primary school, village shop, hardware store, community center and local takeaways. For a broader range of facilities, King's Lynn boasts historic attractions, shopping centers, restaurants, leisure amenities, and medical services, including the Queen Elizabeth II Hospital.

Outdoor enthusiasts will appreciate the nearby Sandringham Estate, scenic coastal spots along North West Norfolk, and several golf courses, from inland greens to renowned coastal links. Whether commuting, exploring, or simply enjoying village life, Wretton's location provides both accessibility and a gateway to Norfolk's rich heritage and natural beauty.





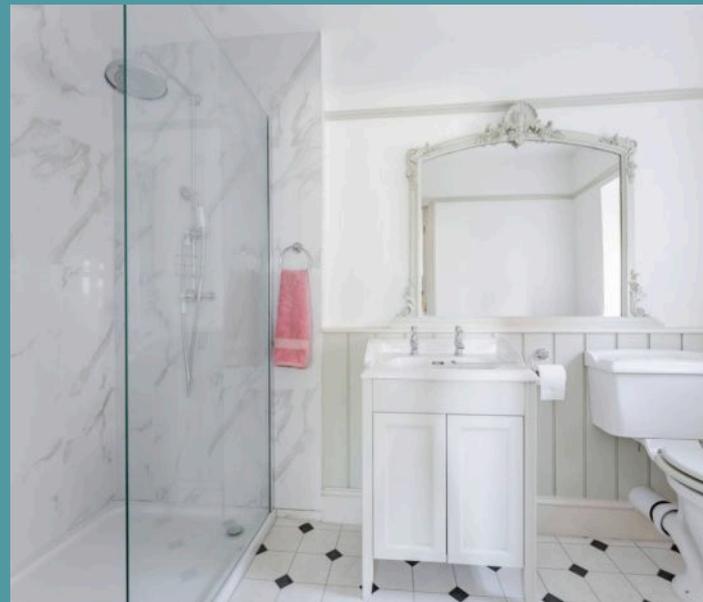
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The home itself boasts a thoughtfully designed and flexible layout, blending period character with modern enhancements. A highlight of the property is the expansive farmhouse-style kitchen/breakfast room, designed for both function and entertaining. With a range of fitted cabinetry, space for a range oven and stylish finishes, this space flows seamlessly into a welcoming living/dining room. Here, a wood-burning stove takes centre stage, complemented by exposed beams, timber floorboards and picture rails, adding warmth and charm to the space.

The ground floor features three/four bedrooms, including a master suite with an en-suite shower room, as well as a four-piece family bathroom. One of the additional rooms serves as a flexible space, ideal as a study, extra sitting room, or fourth bedroom, offering versatility to suit different lifestyle needs. On the first floor, an impressive bedroom suite benefits from a private en-suite shower room, with access to a large, boarded loft area, providing excellent storage or potential for further expansion.





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Designed with countryside living in mind, the property incorporates a range of practical additions, including a boot room and a utility room with ample space for a washing machine, tumble dryer, and fridge/freezer. The air source central heating system ensures warmth and efficiency, while multiple double-glazed windows invite plenty of natural light throughout the home.

Beyond the home, the extensive grounds are a dream for those with agricultural, equestrian, or hobby-farming aspirations. The fenced paddocks are well-maintained and come equipped with water supplies, providing an ideal environment for livestock. A field shelter ensures excellent year-round functionality, while an additional log store adds further practicality. The property also includes a garage and an extensive side drive, secured by a five-bar gate, offering easy access for larger vehicles, trailers, or horseboxes.



For those not requiring the full extent of the acreage, there is flexibility to purchase a reduced amount of land, making this an adaptable option for different needs. The current owners have successfully housed donkeys, pigeons, chickens, and geese, demonstrating the full potential of the land for those interested in a smallholding lifestyle.



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The property is surrounded by open countryside, mature hedgerows, and unspoiled rural views, offering an idyllic escape from busy modern life.

With ample outdoor space for walking, riding, or simply enjoying the natural surroundings, this home is perfect for those who crave a connection with nature.

The carefully maintained gardens provide a beautiful mix of flowering plants, established trees, and practical growing areas, allowing owners to cultivate their own produce or create a peaceful outdoor setting.

Agents Note

Sold Freehold

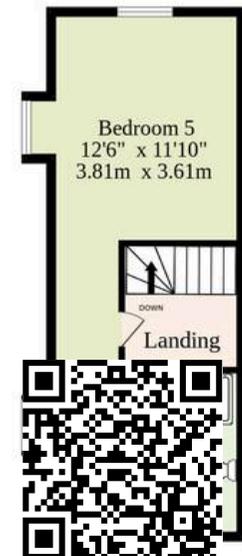
Connected to air source heat pump, mains water, drainage and electricity.

Neighbours have access over the driveway to gain access to their property



Ground Floor
2056 sq.ft. (191.0 sq.m.) approx.

1st Floor
274 sq.ft. (25.5 sq.m.) approx.



TOTAL FLOOR AREA : 2330 sq.ft. (216.5 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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