



1 Crisp Cottages Low Road, Pentney

King's Lynn



Minors & Brady

# 1 Crisp Cottages Low Road

Pentney, King's Lynn

A fantastic opportunity to purchase an equestrian property set in a private rural position within the village of Pentney. This two-bedroom home includes a range of equestrian and outdoor facilities such as a paddock, turnout area, stable block, hay barn, a large concrete yard, double garage/workshop, and ample gated parking. Positioned at the end of a small private driveway serving only four properties, this home offers a well-equipped and accessible setup for horse owners or those looking for space and land in a countryside location.

- A rare and affordable equestrian property in rural West Norfolk
- Large enclosed concrete yard with gated access
- Three stables, tack room, and hay barn in excellent condition
- Paddock and turnout area directly accessible from the yard
- Detached double garage/workshop with power and electric door
- Long private driveway with extensive parking for horseboxes and vehicles
- Additional grazing available locally by separate negotiation
- Outriding opportunities nearby via local bridlevays
- Two-bedroom home with oil-fired central heating and double glazing
- Peaceful setting at the end of a quiet private drive with just four homes



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## Location

Pentney is a rural village located in West Norfolk, surrounded by open countryside. It is situated between the towns of King's Lynn, Swaffham, and Downham Market, all of which offer a range of amenities including shops, schools, medical services and public transport links. The area includes local walking and riding routes, with a bridleway located near the property providing access for outriding. Pentney is also home to Pentney Lakes, a local spot for walking and nature.

## Crisp Cottages

The property occupies a discreet position, offering seclusion and tranquillity while remaining easily accessible to the nearby towns of King's Lynn, Swaffham, and Downham Market. Its setting at the end of a quiet private drive ensures minimal passing traffic and a strong sense of privacy, ideal for both personal enjoyment and the practical needs of an equestrian lifestyle.

The house itself is well presented and offers a cosy, functional layout that makes excellent use of space. The ground floor features an open-plan kitchen, dining, and living area with views across the surrounding grounds, creating a sociable and light-filled hub. A side entrance leads into a useful utility area and ground floor shower room — particularly convenient for those returning from the yard or paddock. Upstairs, there are two bedrooms and a family bathroom, with oil-fired central heating and UPVC double glazing throughout the property ensuring year-round comfort.



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While the home is ready to move into, it also offers exciting potential for extension or redevelopment, subject to planning permission, for buyers who wish to expand or modernise the accommodation to better reflect the scale and versatility of the land it sits on. Externally, the property truly comes into its own. A large, enclosed concrete yard provides a practical and secure environment for working with horses, storing trailers, or managing daily yard routines. The stable block includes three good-sized stables, a tack room, and a hay barn, all in good order and ready for immediate use. A turnout area and paddock lie just beyond, offering generous grazing space and the potential to accommodate multiple horses or other livestock.

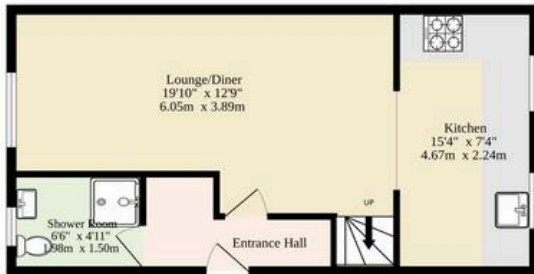
A substantial gated driveway provides ample space for parking and manoeuvring horseboxes, trailers, or agricultural vehicles, while a detached double garage/workshop with electric door, lighting, and power offers further flexibility — whether used for storage, hobbies, or even as a workspace.

One of the most attractive aspects of this property is its direct access to local bridleways, with one located just a short distance from the home. This offers superb outriding opportunities through some of Norfolk's most picturesque countryside, allowing riders to enjoy miles of off-road hacking right from their doorstep. The current owner has also advised that additional grazing land is available nearby by separate negotiation, offering further potential for those looking to grow their equestrian setup or keep more animals.

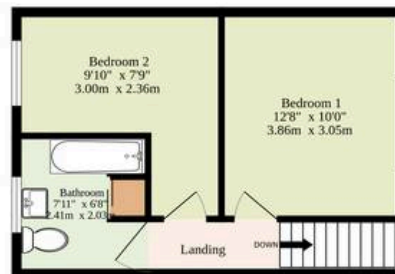


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Ground Floor  
387 sq.ft. (36.0 sq.m.) approx.



1st Floor  
248 sq.ft. (23.0 sq.m.) approx.



Outbuildings  
866 sq.ft. (80.5 sq.m.) approx.



**TOTAL FLOOR AREA : 1583sq.ft. (147.1 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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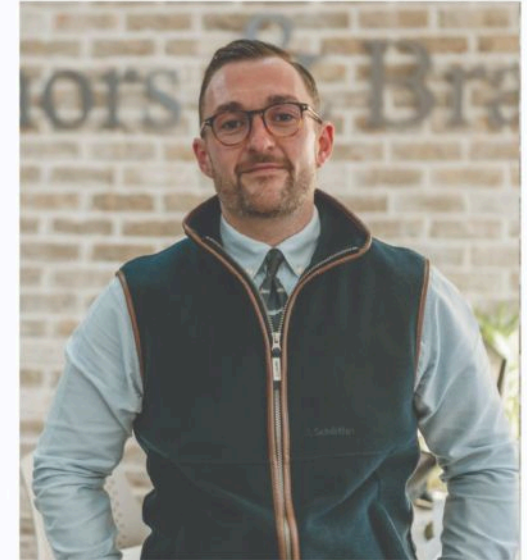
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