

LANDLES



“Field House” | Ashwicken | Norfolk



The very well presented, significantly extended 4 bedroom detached residence set on a private driveway in the sought after village of Ashwicken, off East Winch Road.

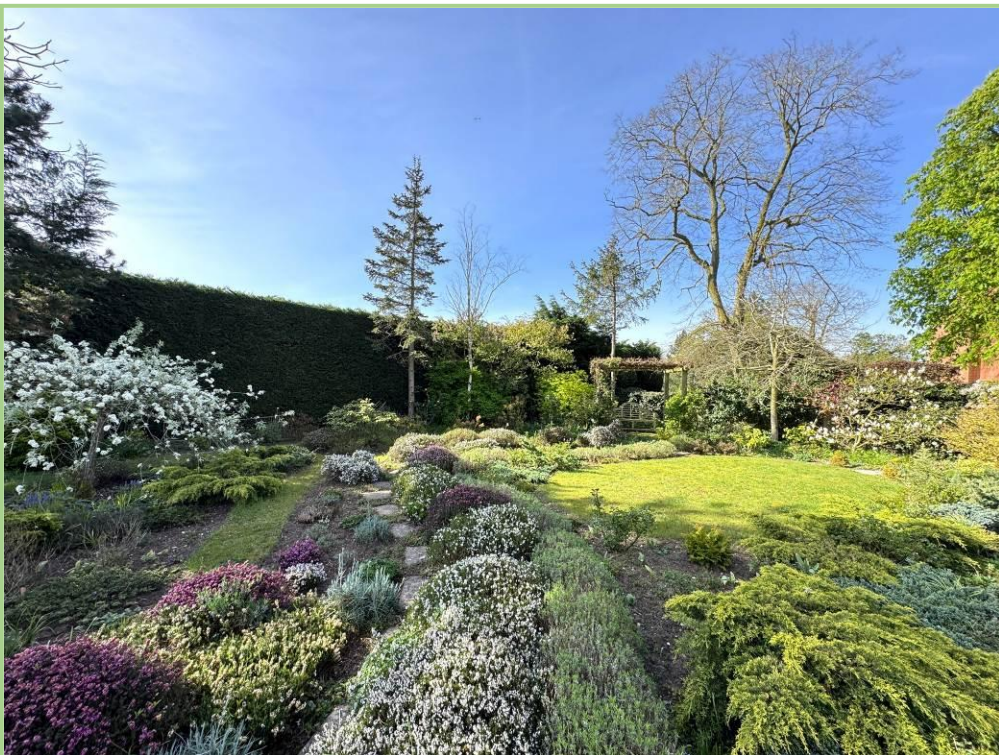
**Delightful private gardens with expansive rural views over adjacent fields and a favourable, bright South facing rear aspect.**

*Offering approx 2,300 sq.ft of well maintained accommodation and ready for immediate occupation.*

**Purchase Price £625,000**

Folio: G/435ts

# Field House, Glosthorpe Manor, Ashwicken, King's Lynn, Norfolk PE32 1NB





- Porch & Reception Hall
- Dual Aspect 21' Living Room
- Library with Bespoke Shelving
- Study
- Kitchen / Diner
- Utility, Boot Room & WC



- Stairs to First Floor Landing
- 4 Double Bedrooms
- Family Bathroom & 1 Ensuite
- Attractive, Mature Gardens with Field Views
- Driveway affording Ample Parking with Double Garage

Located in the highly sought after 'leafy' village of Ashwicken is **Field House**, an executive detached 4 bedroom residence. Nicely positioned at the end of Glosthorpe Manor off a private driveway flanked with established trees, the property offers in excess of 2,300 sq.ft. of bright, well maintained accommodation which is perfectly set up for modern family living. The principal rooms have all been orientated to the rear of the property to take full advantage of views over the gardens and the bright South facing aspect. Of particular mention are the beautifully kept, landscaped gardens. Well stocked with a variety of established shrubs, bushes and trees, there are wide borders around shaped areas of lawn with meandering paths between heathers and scented lavenders. Patio areas can be found across the rear of the property and to the side with pergola covered in Wisteria providing pleasant seating areas with reaching views over fields adjacent to the East. To the front there is a gravel driveway affording ample parking and turning space along with a well constructed brick & tiled Double Garage with two up & over doors and side personnel door. The internal accommodation on offer comprises entrance porch and central reception hall, 21' dual aspect living room with French doors to a secluded patio area draped in wisteria, library room with bay window and bespoke fitted shelving, a well-proportioned kitchen/diner fitted with a traditional country kitchen and part vaulted ceiling, study and a useful utility room with separate boot room, ideal for additional storage. Stairs lead to the first floor landing from which four well proportioned double bedrooms can be found, the master of which benefits from an independent ensuite with 4 piece suite, and a family bathroom. Of particular note and at significant cost, the Vendor has had all the windows throughout replaced with modern UPVC double glazed units and has also had an upgraded electrical consumer unit fitted, both of which were completed within the past two years.

**Entrance Porch** With wood & glazed front door, tiled floor, radiator with thermostatic valve and skirting. Wood & glazed door to;

**Reception Hall** With stairs to the first floor landing, wood & tiled flooring, radiator, room thermostat for central heating system, BT telephone point, skirting & covings.

**Living Room** 21' 10" x 12' 10" (6.65m x 3.91m)

Dual aspect with French doors to the garden, wood flooring, gas fireplace (served by bottled gas) with marble surround and wooden mantle, 2 radiators with thermostatic valves, television aerial point, skirting & covings.

**Library** 18' 7" x 13' 5" (5.66m x 4.09m) (max)

Dual aspect with French doors to the garden, bay window, wood flooring, radiator with thermostatic valve, skirting & covings.

**Study** 10' 4" x 7' 6" (3.15m x 2.29m)

With wood flooring, radiator, skirting & covings.

**Kitchen** 19' 8" x 12' 1" (5.99m x 3.68m)

With fitted wall & base units, fitted worksurfaces, stainless steel sink double sink with drainer & monobloc tap, eye level electric double oven, 4 ring electric hob with extractor above, integrated dishwasher, integrated fridge with icebox, tiled floor, tiled surrounds, radiator with thermostatic valve, skirting and French doors to the garden. Open to;

**Dining Area** 11' 11" x 10' 7" (3.63m x 3.23m)

With fitted base units & shelving, fitted worksurface, tiled floor, radiator, skirting & covings.

**Utility Room** 9' 4" x 8' 5" (2.84m x 2.57m)

With fitted wall & base units, fitted worksurfaces, stainless steel sink with drainer & monobloc tap, plumbing & space for a washing machine, space for a tumble dryer, floor mounted oil fired boiler, radiator with thermostatic valve, programmer for central heating system and hatch to roof space.

**Rear Lobby** With wood & glazed entrance door, tiled floor and skirting.

**Boot Room** 9' 6" x 5' 4" (2.9m x 1.63m)

With tiled floor.

**WC** With low level WC, wall mounted hand basin, tiled floor, tiled surrounds, radiator and extractor.

**Stairs to First Floor Landing** With airing cupboard housing hot water cylinder with immersion, room thermostat, radiator, hatch to roof space, skirting & covings.

**Master Bedroom** 13' 9" x 12' 5" (4.19m x 3.78m)

With fitted wardrobes, inset ceiling spotlights, radiator with thermostatic valve, television aerial point, skirting & covings.

**Ensuite** With low level WC, vanity and cupboard unit with double sinks with mixer taps, panelled bath, shower cubicle with thermostatic shower, partially tiled walls, vinyl flooring, inset ceiling spotlights, radiator with thermostatic valve, separate electric towel radiator and shaver point.

**Bedroom 2** 15' 11" x 9' 1" (4.85m x 2.77m)

With fitted wardrobes, radiator, skirting & covings.

**Bedroom 3** 10' 11" x 10' 4" (3.33m x 3.15m)

With radiator, skirting & covings.

**Bedroom 4** 10' 7" x 10' 5" (3.23m x 3.18m)

With radiator, skirting & covings.

**Bathroom** With low level WC, pedestal hand basin, panelled bath with shower over & glazed screen, mixer tap with handheld attachment, partially tiled walls, vinyl flooring, radiator with thermostatic valve, separate electric towel radiator, inset ceiling spotlights, skirting & covings.

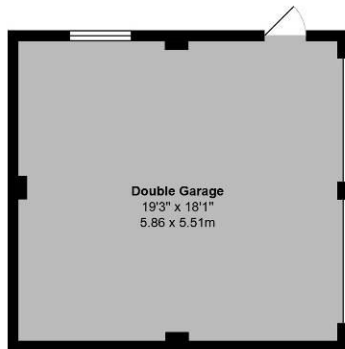
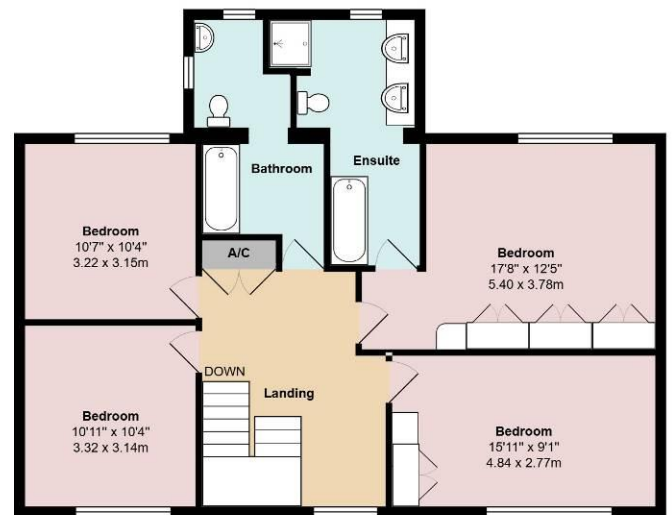






**The Grounds** Field House is set at the end of Glosthorpe Manor and accessed via a private driveway flanked with mature trees. The frontage comprises of a good sized walled and gated driveway laid to gravel affording ample parking and turning space. There are raised planting borders well stocked and a **Detached Double Garage 19' 3" x 18' 1"** (5.87m x 5.51m) with 2x up & over doors, personnel door, lighting & power. The rear garden of Field House boasts a bright, desirable South facing aspect with rural views over adjacent fields to the East. The garden is very well stocked with a range of low level shrubs including variegated heathers and lavender, well established bushes and trees including specimen magnolia, along with wisteria and roses trailed over pergolas and doorways. The main patio areas is across the rear of the property with a more secluded patio area off the living room and another to the East side of the garden, taking full advantage of views over the garden and field. Just around the side of the there is a further area laid to concrete with shed, ideal for use as a potting area of for general storage hidden out of the way.

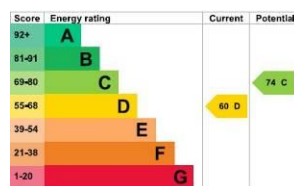




### Field House, Glosthorpe Manor, Ashwicken, King's Lynn, Norfolk PE32 1NB

Total Area Approx: 2320 ft<sup>2</sup> ... 215.6 m<sup>2</sup> (excluding double garage)

Illustration for identification purposes only. All measurements are approximate and not to scale.



**NOTE:** Private driveway flanked with grass verges and trees serves Field House and neighbour only. Driveway owned by neighbour, full rights of access for Field House.

**Energy Performance Certificate (EPC)** The EPC for this property is provided by an Energy Assessor independent of LANDLES. Applicants should view the complete EPC report online at <https://www.epcregister.com/reportSearchAddressByPostcode.html> and searching by postcode.

**Services** Mains water, electricity & drainage are understood to be available. These services and related appliances have not been tested.

**Council Tax** Enquiries indicate the property is assessed at Council Tax Band "F" with a current annual charge of £3,475.24, 2026/2027.

**Tenure** Freehold. Vacant possession upon completion.

**Viewing** Further details and arrangements for viewing may be obtained from the appointed selling agents, **LANDLES**

**Negotiations** All negotiations in respect of this property are to be carried out strictly via the Agents, **LANDLES**

**Anti-Money Laundering Directive:** Prospective purchasers will be required to provide the usual PROOF OF IDENTITY documents at the stage of agreeing a subject to contract sale.

**OFFER REFERENCING:** Applicants who wish to put forward subject to contract offers agree to the selling agents, LANDLES, making the usual enquiries in respect of chain checking, to provide evidence of a lenders mortgage application in principal note, and to provide proof of funds on request, etc.

**Privacy Statement:** The LANDLES Privacy Statement is available to view online or upon request.

**SUBJECT TO CONTRACT:** ALL NEGOTIATIONS IN RESPECT OF THIS PROPERTY REMAIN SUBJECT TO CONTRACT AT ALL TIMES. Please read the IMPORTANT NOTES included on these Particulars.



**IMPORTANT NOTES** | LANDLES for themselves and for the Vendors or Lessors of this property whose Agents they are give notice that (i) the particulars are produced in good faith and are set out as a general guide only do not constitute any part of a contract and LANDLES accepts no responsibility for any error omission or mis-statement in these particulars (ii) no person in the employment of LANDLES has any authority to make or give any representation or warranty **whatever** in relation to this property (iii) any plans produced on these particulars are for illustrative purposes only and are not to scale, any area or other measurements stated are subject to measured survey (iv) unless specifically referred to in these particulars any chattels, garden furniture or statuary, equipment, trade machinery or stock, fittings etc is excluded from the sale or letting whether appearing in images or not (v) Applicants should make their own independent enquiries into current USE or past use of the property, any necessary permissions for use and occupation and any potential uses that may be required (vi) all prices and rents are quoted subject to contract and NET of VAT unless otherwise stated (vii) the Agents take no responsibility for any costs applicants may incur in viewing the property, making enquiries or submitting offers (viii) any EPC indicated in these particulars is produced independently of LANDLES and no warranty is given or implied as to its accuracy or completeness.

# LANDLES

**Selling & Letting**  
Town & Country property  
in King's Lynn and the  
villages of North West Norfolk

Since 1856

Blackfriars Chambers, Blackfriars Street

King's Lynn PE30 1NY

t: 01553 772816

e: [info@landles.co.uk](mailto:info@landles.co.uk)

w: [www.landles.co.uk](http://www.landles.co.uk)