



Church Lane, Southery, PE38 ONE

**CHEFFINS**

## Church Lane

Southery,  
PE38 0NE

- Bespoke Self Build with Three Double Bedrooms
- High Quality Finish Throughout
- Open-Plan Kitchen/Family Room & Separate Sitting Room
- Study / Bedroom 4
- Potential for Multi-Generational Living or a Self-Contained Annexe
- Oak Support Double Cart Shed
- Enclosed Garden
- Rural Village Location
- No Upward Chain
- Freehold / Council Tax Band E / EPC Rating B

Designed and built by the previous owners, with many elements being hand-made by them and using reclaimed materials from the three cottages that used to be on the plot, Blackberry House was tailor-made to accommodate modern family life, whilst retaining the character of a country cottage.

4 3 2

**Offers In Excess Of £495,000**





## LOCATION

Surrounded by fens, the pretty, peaceful village of Southery rests due south of the bustling historic port town of King's Lynn (approximately 30 mins & 17 miles) and north of Ely (approximately 20 mins & 12 miles), amongst a prominent patchwork of rich agricultural fields and woven between the tapestry of former marshland dykes from whence it derived its Old English name - the 'Southern Island'. The village ably provides the necessary amenities to enjoy a modern rural lifestyle, with a village shop, hairdressers, a garage, an academy school for children ages 4-11 and a welcoming local pub and restaurant, which states it is 'more than just a pub for drinking and eating, it's a place to foster community and connect people across generations'. The local village hall hosts regular events throughout the year such as a bingo, quiz nights, monthly W.I meetings and fitness sessions. Just down the road from here is the recreation ground with a children's playpark.

## ACCOMMODATION

As you open the oak front door, the quality of craftsmanship is immediately apparent, showcased by the double height entrance hall and hand-crafted oak staircase.

The property is centred around an open-plan kitchen, dining and family room. With traditional wood-burner and bi-fold doors that lead out onto the garden, this is the ideal place to gather as a family.

If you wish to retreat away there is a cosy separate sitting room, again with its own wood-burner, where the owners enjoy settling down with a good book.

Completing the ground floor is a room that could easily be a study, or alternatively a fourth bedroom. Being situated adjacent to a wet room, this part of the home is perfect for multi-generational living or even a self-contained annexe. The utility room, which has its own access to outside, is the ideal space for removing your boots and cleaning off muddy paws after a walk through the countryside.

Upstairs, the galleried landing provides access to the three bedrooms, two of which have built-in wardrobes, and the principal suite enjoys both an en-suite shower room and walk-in wardrobe. The well-appointed family bathroom provides a free-standing bath, plus a separate shower.

## OUTSIDE

At the front of the property there is ample parking

provided by the brick-weave drive. Through the five bar gate the driveway opens into a large rear courtyard where you will find an oak framed double bay cart shed. Beyond this is the garden, which is securely enclosed and mainly lawned, with a patio seating area and separate area of raised beds.

Blackberry House enjoys a corner plot along a quiet lane, with views of St Mary's Church opposite, only a short walk from the heart of this well-served village with its lively community. This is the perfect location from which to take a walk in the countryside and farmland, which surround the village, and finish with a drink in the popular local pub. The village also is centrally placed to explore further afield, including easy access to Ely and Cambridge, the woodland walks of Thetford forest, and the stunning North Norfolk Coast.

This high quality home, offering generous accommodation, is now ready for a new family to make it theirs.

## VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.







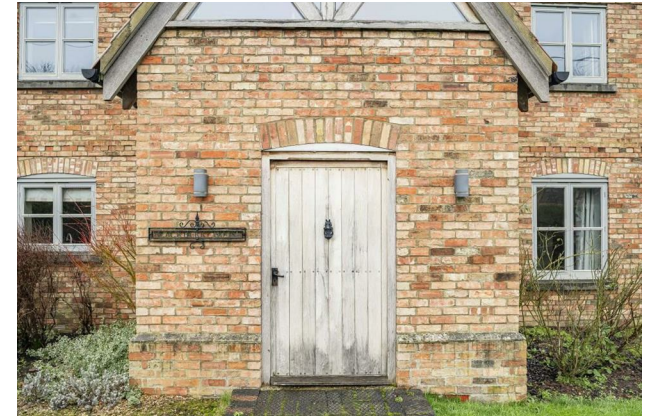
| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   | 82                      | 89        |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             |                         |           |
|                                             | EU Directive 2002/91/EC |           |



Offers In Excess Of £495,000  
Council Tax Band - E  
Local Authority - Kings Lynn & West Norfolk



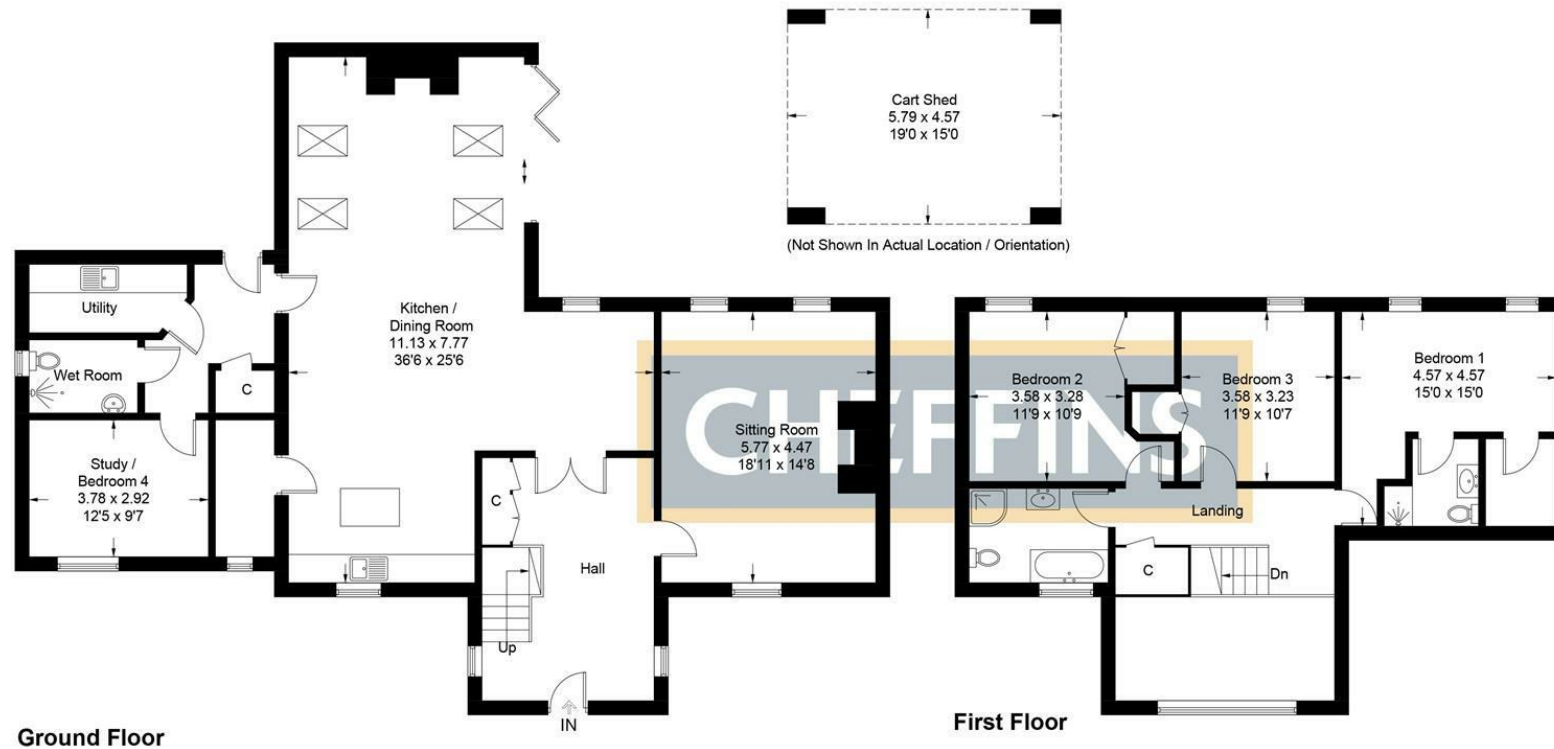








Approximate Gross Internal Area  
 Ground Floor = 140.7 sq m / 1514 sq ft  
 First Floor = 68.9 sq m / 742 sq ft  
 Total = 209.6 sq m / 2256 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code Measuring Practice and should be used such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by IT Home Inspectors and no guarantee as to their operating ability or their efficiency can be given. (ID1163608)



**Agents note:**

For more information on this property please refer to the Material Information Brochure on our website.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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