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**King & Partners**



**The Limes**  
 Wretton Road  
 Stoke Ferry

£750,000

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 SALES • LETTINGS • MORTGAGES

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# The Limes

Stoke Ferry, King's Lynn, PE33 9QJ

Tucked away in a delightful rural setting on the edge of Stoke Ferry, The Limes is a substantial and elegant period residence offering flexible and spacious accommodation across a beautifully landscaped plot extending to approximately 0.88 acres (STMS). This charming family home offers a wealth of living space, including six bedrooms – one of which serves as a dedicated guest bedroom suite – alongside four bathrooms and three versatile reception rooms. The heart of the home is a spacious kitchen/breakfast room, complemented by a utility room, laundry room, and a bright garden room that enjoys views over the mature gardens. Externally, the grounds provide a serene and private backdrop, ideal for entertaining, gardening, or family enjoyment. A generous five-bay cart lodge with an adjoining workshop offers plentiful storage or scope for conversion (STP). The property also includes a self-contained one-bedroom annexe, providing an excellent opportunity for income or accommodation for extended family. With no onward chain, this exceptional period home combines classic character with modern versatility, making it ideal for families, multigenerational living, or those seeking a quiet life in the Norfolk countryside.



**Entrance Hall**  
12' 11" x 8' 11" (3.94m x 2.72m) Door to front. Window to front. Original brick floor. Glazed door to dining room. Opening to lobby.

**Hallway**  
3' 5" x 4' 0" (1.04m x 1.22m) Doors to office and scullery.

**Laundry Room**  
16' 0" x 10' 8" (4.88m x 3.25m) Window to front. Fitted with a range of wall and base units with twin sinks. Space for two washing machines and 2 tumble dryers. Flag stone floors. Door to cloakroom.

**Cloakroom**  
5' 3" x 3' 6" (1.60m x 1.07m) Window. W.C. Wash hand basin.

**Office**  
8' 7" x 21' 1" (2.62m x 6.43m) Two UPVC double glazed windows. Radiator. Door to hall.

**Hall**  
Doors to guest bedroom, shower room and dining room.

**Guest Bedroom**  
9' 9" x 16' 11" (2.97m x 5.16m) Two Velux windows. Window to side. Radiator. Television point. French doors to garden room.

**Shower Room**  
5' 3" x 7' 4" (1.60m x 2.24m) Shower cubicle. Wash hand basin. W.C. Radiator.

**Garden Room**  
9' 2" x 13' 7" (2.79m x 4.14m) Brick and timber double glazed construction. Tiled floor. Radiator.

**Dining Room**  
12' 6" x 17' 11" (3.81m x 5.46m) Fireplace (Not used). Door to sitting room. Door to Drinks Room. Opening to Drawing Room.

**Drawing Room**  
26' 2" x 17' 9" (7.98m x 5.41m) Bay window. Double patio doors. Opening to dining room.

**Kitchen**  
16' 5" x 10' 3" (5.00m x 3.12m) Exposed beams. Two windows. Fitted with wall and base units with wooden worktops over. Incorporating a ceramic sink and drainer with mixer tap. Integrated dishwasher. Range style oven. Extractor hood. Integrated microwave.

**Utility Room**  
6' 9" x 7' 2" (2.06m x 2.18m) Window. Boiler. Space for fridge freezer. Storage shelving.

**Sitting Room**  
22' 7" x 16' 4" (6.88m x 4.98m) Exposed beams. Two windows with window seating. Recessed shelving

**Landing**  
Loft hatch Storage cupboard.

**Bedroom 1**  
11' 9" x 16' 9" (3.58m x 5.11m) Window. Fitted wardrobe. Radiator. Ceiling beams.

**Bedroom 2**  
9' 1" x 16' 10" (2.77m x 5.13m) Window. Radiator. Fitted wardrobe

**Bedroom 3**  
14' 0" x 16' 10" (4.27m x 5.13m) Window. Radiator. Door to balcony.

**Bedroom 4/Dressing room**  
7' 6" x 17' 10" (2.29m x 5.44m) Window. Radiator. Bank of fitted wardrobes.

**Bedroom 5**  
8' 5" x 13' 9" (2.57m x 4.19m) Window. Radiator. Fitted cupboard.

**Bathroom 1**  
7' 2" x 13' 10" (2.18m x 4.22m) Window. Roll top bath. Shower cubicle. Wash hand basin. W.C. Spot lights. Heated towel rail

**Bathroom 2**  
7' 1" x 10' 5" (2.16m x 3.17m) Window. Bath with shower mixer tap. Wash hand basin. W.C. Storage cupboard. Loft access. Heated towel rail.

**Bathroom 3**  
9' 0" x 10' 4" (2.74m x 3.15m) Window. Heated towel rail. Bath. Shower cubicle. W.C. Spot lights Wash hand basin.

**Annexe**

**Entrance Hall**  
Windows.

**Kitchen/Dining/Living Room**  
41' 1" x 15' 3" (12.52m x 4.65m) 5 Windows  
Kitchen Area: Fitted with a range of wall and base units with worktop over incorporating a stainless steel sink and drainer. Space for fridge freezer, cooler, and washing machine. Breakfast bar seating area. Electric heating.  
Living/Dining room: Dual aspect fireplace with brick surround.

**Hallway**  
Loft hatch. Storage cupboard.

**Bathroom**  
10' 8" x 5' 1" (3.25m x 1.55m) Window. Wash hand basin within vanity unit. W.C. Bath with shower mixer tap. Spot lights. Wall mounted heater.

**Annexe Bedroom**  
14' 6" x 15' 2" (4.42m x 4.62m) Two windows. Electric heater.

**Workshop/Storage**  
29' 5" x 15' 6" (8.97m x 4.72m) Window. Power & light.

**Disclaimer**  
Whilst we have endeavoured to prepare our sales particulars accurately none of the services, appliances or equipment have been tested. A buyer should satisfy themselves on such matters prior to purchase. Any measurements or distances mentioned in these particulars are for guide reference only. If such particulars are fundamental to a purchase, buyers should rely on their own enquiries. All enquiries should be directed to King & Partners in the first instance.