



**Blueberry Lodge, Great Bircham**  
Offers in Excess of £700,000



# Blueberry Lodge

81 Docking Road, Great Bircham,  
Norfolk, PE31 6QP



*A spacious detached family home with flexible 4 bedroom accommodation, including annexe, standing in delightful 1/2 acre gardens (sts) backing onto paddock land in this popular village.*

## DESCRIPTION

Blueberry Lodge is an attractive, well presented detached chalet style home, set back from the road in the popular north Norfolk village of Great Bircham. It is approached via a large gravel driveway with ample parking. A standout feature is the landscaped gardens, extending to approaching half an acre (subject to survey) with a variety of outdoor spaces, two small paddocks and an extensive range of useful outbuildings, all backing onto paddock land (which may be available to rent).

The spacious, versatile accommodation includes an entrance porch leading to a hallway, a well-appointed kitchen/breakfast room, dining room and a generous sitting room with a multi-fuel stove. A garden room and conservatory at the rear offer further reception space overlooking the gardens. There is also a ground floor bedroom (or study) with a bathroom opposite. A self-contained annexe provides flexible living with its own entrance, courtyard, open-plan living space, double bedroom and shower room. Additional features include exposed pine floorboards, column radiators and traditional-style bathroom suites, enhancing the property's overall charm and character.

## GROUND FLOOR

Blueberry Lodge offers spacious and versatile ground floor accommodation with an entrance porch leading to a welcoming reception hall and a generous sitting room featuring a multi-fuel stove and glazed doors opening to a bright garden room with garden access. The kitchen/breakfast room has an LPG range cooker and an oil-fired Aga (both available by separate negotiation) with ample storage, workspace and informal dining space with access to a conservatory and the rear garden. A separate dining room is ideal for more formal occasions. The ground floor also includes a well proportioned third bedroom (or study), a family bathroom and an inner hallway with staircase to the first floor.

A cleverly connected self-contained annexe, accessed via a hinged bookcase door, offers independent living with an open plan kitchen/dining/living area, double bedroom and bathroom - ideal for multi-generational living or guests.



FARMERS MARKET  
FRUITS, HERBS & PLANTS

ROYAL  
EARL OF SURREY  
LONDON 1530

***what3words: ///crusaders.etchings.collision***

*This what3words address refers to a 3 meter square location.  
Enter the 3 words into the free what3words app to find it.*

## **FIRST FLOOR LANDING**

The first floor landing has a dormer window overlooking the rear garden and countryside, leading to both bedrooms. Each is double aspect with bedroom 1 featuring front and rear dormers and an en suite bathroom with a freestanding roll-top bath. Bedroom 2 has a front dormer, rear Velux window and saloon doors opening to a cloakroom.

## **OUTSIDE**

Blueberry Lodge is set well back from the road behind a tall fence, approached via a generous gravel driveway providing ample parking plus a pedestrian gate beneath a covered arch giving direct access to Docking Road. The annexe benefits from its own side entrance and private courtyard, while a side gate leads past the boiler room, oil tank and LPG cylinders through to the rear garden.

The rear garden is a standout feature with a cobbled path and gravelled terrace adjoining the house and opening onto a shaped lawn. It is attractively landscaped with mature planting, specimen trees and stocked borders. A raised beach hut-style summer house with seating creates an ideal entertaining space. Beyond, a pathway leads to additional lawned areas with a timber shed and stable block, plus a more secluded garden with plant beds, a pond and a summer house currently used for a hot tub (available separately). Further areas include 2 fenced paddocks, currently used for vegetables and chickens, and a large powered workshop/store. In total, the grounds extend to approaching half an acre (sts), with a further 2 acre paddock (sts) to the rear, potentially available to rent.

## **SERVICES AND EPC RATING**

Mains electricity, mains water and private drainage. Oil-fired central heating to radiators. LPG and oil connections to range cooker and Aga. EPC Rating Band D.

Borough Council of King's Lynn and West Norfolk, Kings Court, Chapel Street, King's Lynn, Norfolk, PE30 1EX. Council Tax Band C.

## **TENURE**

This property is for sale Freehold.

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## SITUATION

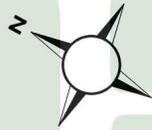
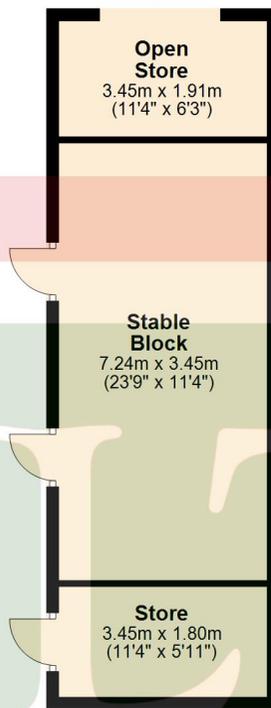
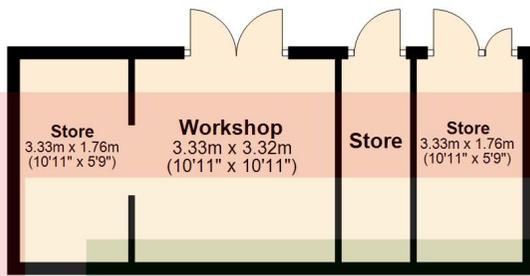
The village of Great Bircham is located on the edge of the Sandringham Estate approximately 15 miles east of the historic town of King's Lynn with its mainline railway station to Cambridge and London Kings Cross. There are shopping facilities within the village at the Bircham Stores and Cafe plus the celebrated King's Head Country Hotel and restaurant, a restored windmill which is open to the public with a bakery and tea room, St Mary's Parish Church and village hall.

The village is surrounded by well wooded and undulating countryside with Houghton Hall Estate in close proximity. The North Norfolk coast, an Area of Outstanding Natural Beauty, is 7 miles to the north and the cities of Cambridge and Norwich are also all within easy motoring distance.



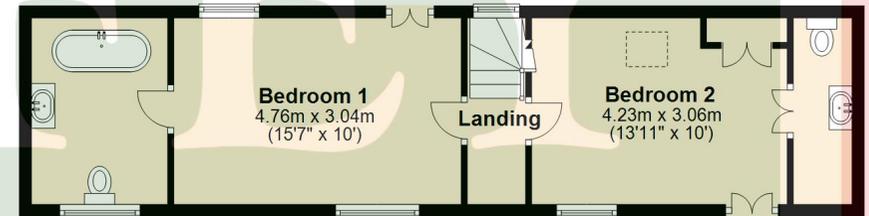
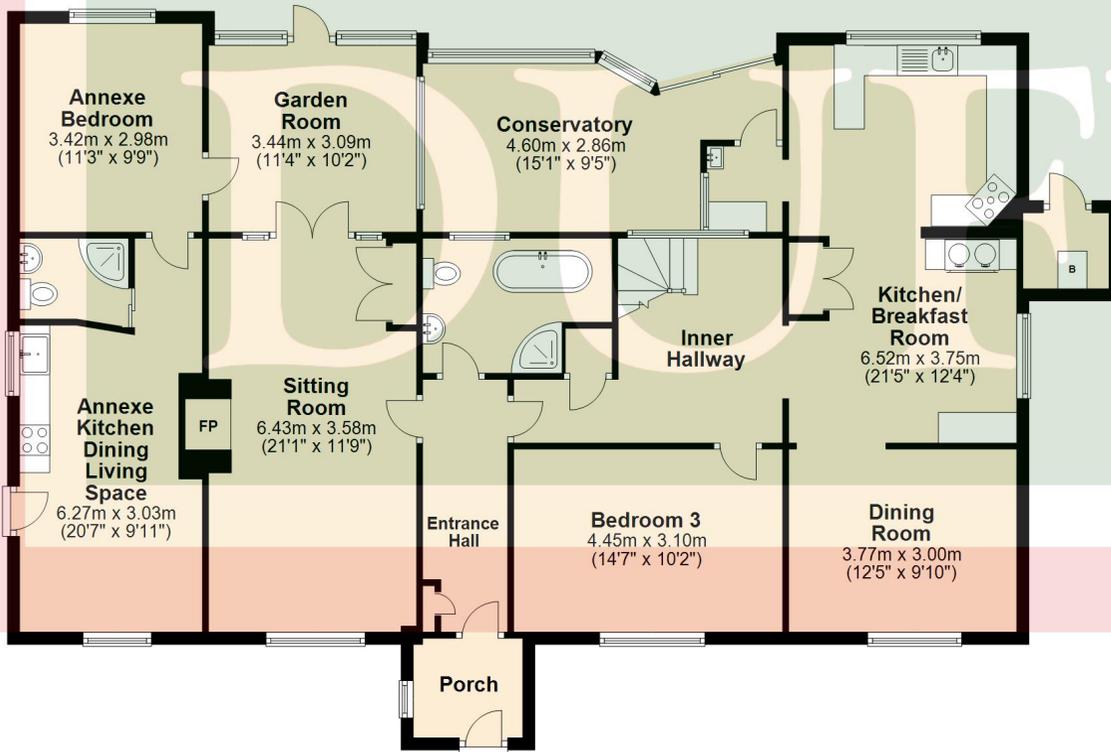






### Ground Floor

Approx. 163.2 sq. metres (1756.7 sq. feet)



### First Floor

Approx. 41.0 sq. metres (440.8 sq. feet)

Total area: approx. 204.2 sq. metres (2197.6 sq. feet)



**IMPORTANT NOTICES:** 1. Whilst these particulars have been prepared in good faith to give a fair description of the property, these do not form any part of any offer or contract nor may they be regarded as statements of representation of fact. 2. Belton Duffey have not carried out a detailed survey, nor tested the services, appliances and specific fittings. All measurements or distances given are approximate only. 3. No person in the employment of Belton Duffey has the authority to make or give representation or warranty in respect of this property. Any interested parties must satisfy themselves by inspection or otherwise as to the correctness of any information given.





**King's Lynn**

T: 01553 770055

E: [info@beltonduffey.com](mailto:info@beltonduffey.com)

**Fakenham**

T: 01328 855899

E: [fakenham@beltonduffey.com](mailto:fakenham@beltonduffey.com)

**Wells-next-the-Sea**

T: 01328 710666

E: [wells@beltonduffey.com](mailto:wells@beltonduffey.com)

**[beltonduffey.com](http://beltonduffey.com)**