



THE STORY OF

Whinacres

Watlington, Norfolk

SOWERBYS



THE STORY OF

Whinacres

75 Downham Road, Watlington
PE33 0HT

Exceptional Edwardian Home Set
Within 0.46 Acres (STMS)

Seven Spacious Bedrooms

Stunning Principal Suite with Private Study,
Dressing Room, Luxury Bathroom and Balcony

Bespoke Handcrafted Kitchen with High-End
Fittings, Flowing into Open-Plan Living Space

Multiple Elegant Reception Rooms

Comprehensively Restored and Extended

High-Spec Fixtures and Finishes Throughout

Automated Gated Entrance with Brick Pilaster
Walls and Expansive Resin-Bonded Driveway

Detached Double Garage and Outbuilding

Desirable Village Location Within Walking
Distance of Rail Station (King's Lynn to London)

SOWERBYS KING'S LYNN OFFICE

01553 766741

kingslynn@sowerbys.com





A truly remarkable village home of timeless character and exceptional quality, Whinacres is a seven-bedroom Edwardian residence, comprehensively restored and beautifully extended over the past two decades to create a home of scale, sophistication, and absolute comfort - all set discreetly behind automated gates on grounds approaching half an acre (STMS).

From the moment you arrive, the attention to detail is clear. A sweeping resin-bonded driveway, framed and approached via brick pilaster walled boundaries and mature planting, guides you towards a home that instantly impresses with its characterful façade, elegant proportions, and carefully curated gardens.

Inside, the accommodation is beautifully arranged across three floors and finished to an exceptional standard throughout, with high-specification fixtures, natural materials, and a clear sense of design cohesion. The expansive bespoke kitchen is a particular highlight - crafted with classic cabinetry, stone surfaces, and integrated appliances, it opens into a welcoming dining and family space with views over the garden. The formal reception rooms are equally well appointed, including a generous lounge with a statement fireplace, an elegant dining room, and a cosy snug - each room blending period charm with modern comfort.

Upstairs, seven bedrooms, arranged across the first and second storeys, offer space and flexibility for growing families, multigenerational living, or hosting guests. The principal suite is suitably impressive, accessed via a private study and leading into a substantial bedroom with a dressing room, a luxurious bathroom, and access to a private balcony - the perfect retreat to enjoy morning coffee or an evening sunset over the treetops. Additional bedrooms are served by a series of well-appointed bathrooms and shower rooms, all echoing the high standards seen throughout.





Every detail tells a story of care, quality, and quiet grandeur.

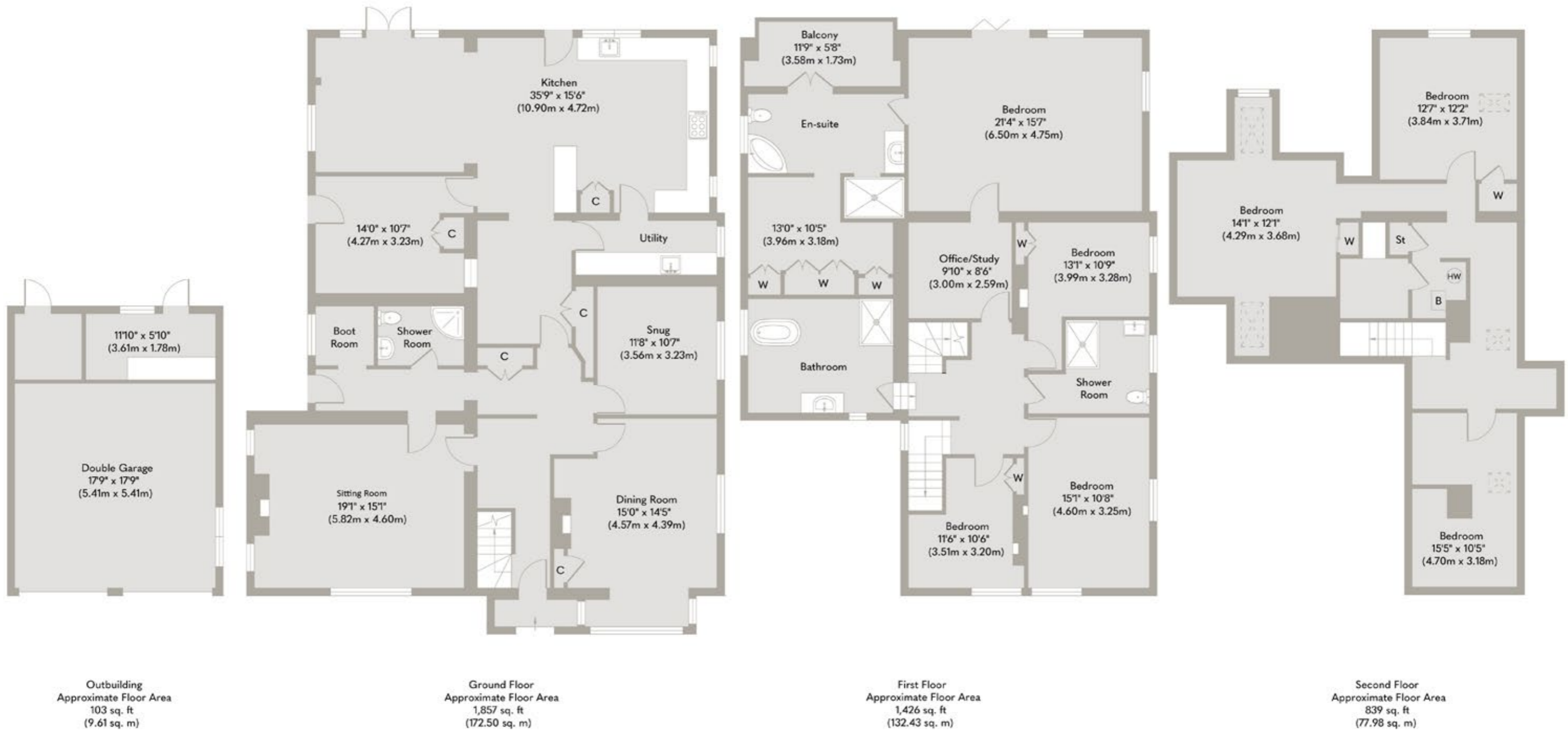




Outside, the grounds are a key feature. Manicured lawns, mature hedging, and structured planting create a sense of calm and seclusion, while a detached double garage and additional outbuildings add further functionality. The home is beautifully orientated within its 0.46-acre plot (STMS), offering both privacy and open views to the rear over the surrounding paddocks.

Located in the desirable village of Watlington, Whinacres enjoys the best of both worlds - a rural setting within walking distance of local amenities, including a mainline rail station with services to King's Lynn, Ely, Cambridge, and London King's Cross. Excellent schools, independent shops, and the beautiful Norfolk countryside are all within easy reach.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Copyright V360 Ltd 2025 | www.houseviz.com

Watlington

A QUIET VILLAGE WITH
PLENTY OF CHARM

A small village, Watlington is situated approximately 8 miles south of King's Lynn and close to the market town of Downham Market. The village has a mainline rail link to King's Lynn, Cambridge and London King's Cross with many local amenities including a doctors surgery, primary school, post office, village store, social club, public house and the Church of St Peter and St Paul.

Perched on the banks of the River Ouse, King's Lynn has been a centre of trade and industry since the Middle Ages, and its rich history is reflected in the many beautiful buildings which still line the historic quarter.

Originally named Bishop's Lynn, during the reign of Henry VIII the town was surrendered to the crown and took the name King's Lynn. During the 14th century, Lynn was England's most important port, dominated by the Hanseatic League. Although the growth of London later eroded the port's importance, ship-building and fishing became prominent industries, the latter of which is documented at True's Yard Museum.

With more than 400 listed buildings, two warehouses – Hanse House and Marriott's Warehouse – still stand in the centre of the town, along with King's Lynn Minster and Custom House. These have appeared as stars of the screen in numerous period dramas and it's not unusual to spot a camera crew and cast on location.

King Street, which runs from Tuesday Market Place to the Custom House was once known as 'Stockfish Row' for the number of fish merchants that lived there. In 1845, there were at least ten pubs on this street alone, and although these have faded away a relatively new arrival is the WhataHoot distillery with its gin school and handmade spirits.



Note from Sowerbys



“Beautifully private, perfectly placed - Whinacres captures the very best of Norfolk village life.”



SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

To be confirmed.

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///uptown.whisker.string

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606. Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

