



Ashwood Manor  
Pentney | Norfolk

STRUTT  
& PARKER









# Ashwood Manor

Pentney | Norfolk | PE32 1JD

Swaffham 6 miles, King's Lynn 8 miles, Watlington Station (Service to Kings Cross) 6 miles, Coast 16 miles, Cambridge 40 miles, Norwich 40 miles

A superbly presented country house with two luxury holiday cottages in delightful rural setting

Entrance hall | Reception hall | Drawing room | Dining room | Study | Conservatory | Kitchen/breakfast room | Laundry room | Utility | Cloakroom

First floor: Master bedroom with dressing room and en suite bathroom | Bedroom 2 (en suite) | Bedrooms 3 and 4 with 'Jack & Jill' bathroom | Bedroom 5

Ashwood Manor Cottage: Entrance hall | Sitting room | Dining room | Garden room | Kitchen | Bedroom 5 | Shower room

First floor: 4 bedrooms (2 en suite) | Bathroom

The Wing: Entrance hall | Sitting room | Kitchen | Shower room | 2 bedrooms (1 en suite)

Heated indoor swimming pool | 2 changing rooms with showers | Fitness room | Sauna room | Boiler room

Paddocks | Stables with tack room | Manege area | Field shelter

Formal and informal gardens | Well-stocked pond with carp

About 9.4 acres







## Ashwood Manor

Ashwood Manor is believed to have been built around 1840 and has subsequently been altered and extended and was named "The Villa" in 1898. The property has been extensively renovated, refurbished and improved by the current vendors having formerly been used for a variety of uses including residential, hotel and hostel.

The house offers a tremendous opportunity with luxury holiday cottages and a superb swimming pool complex capable of producing a regular income with high repeat occupancy rates.

The main house has a splendid drawing room with feature fireplace, original coving, dado railing and wall panelling and where possible period features have been retained including parquet flooring. Improvement works to the house have included re-wiring, re-plumbing and new heating systems. There is a spacious well-fitted kitchen/breakfast room with Aga opening out onto a conservatory and recessed ceiling lighting has been used to some rooms adding to the natural light.

The luxury swimming pool complex is maintained at 31°C with an oil-fired boiler and filtration system together with ladies and gentlemen shower room and fitness room. There is also direct access to the garden.

To the south of the property are the mainly lawned gardens and grounds with a large pond and beyond fenced paddocks with stabling, manege area, field shelter and feed area.

Ashwood Manor Cottage and The Wing are currently let through English Country Cottages and further details are available from the Agent. These could be used as ancillary accommodation to the main house.



## Situation

Ashwood Manor occupies a delightful south-facing position overlooking its own gardens, grounds and paddocks on the southern edge of the village of Pentney. The village of Narborough (1 mile) offers a range of local amenities including a convenience store, post office, school and church.

The market town of Swaffham (6 miles) provides an excellent range of shopping, schooling and leisure facilities and includes both private and public schools, local shops and a Waitrose store.

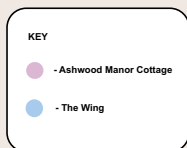
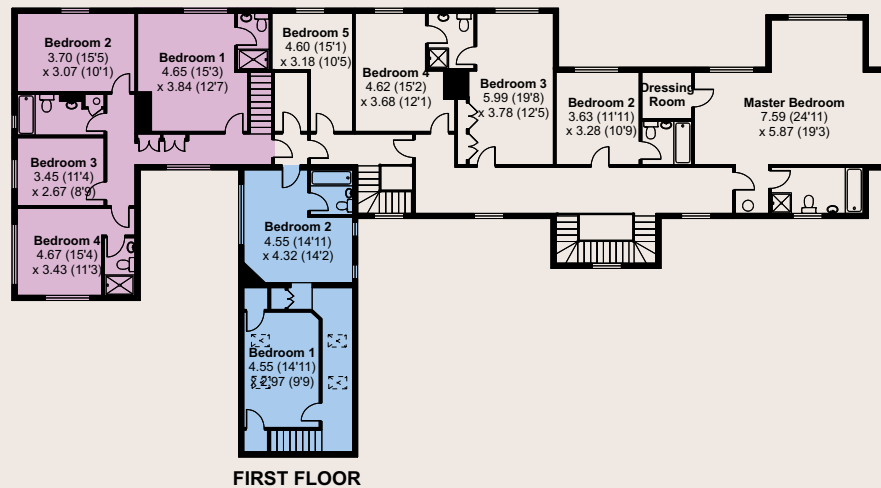
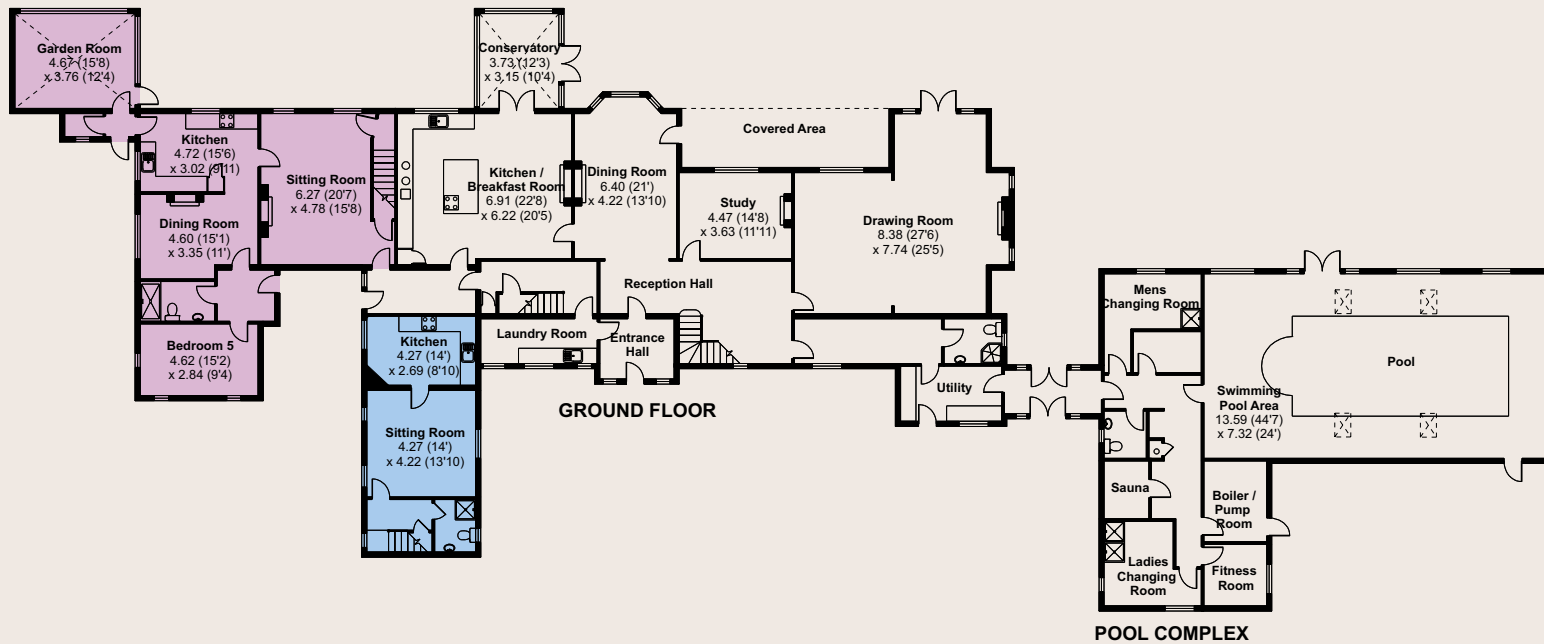
The ancient port of King's Lynn (8 miles) to the west has a more extensive range of facilities and there are links from both King's Lynn and Watlington to Cambridge and London Kings Cross (about 100 minutes).

This popular area of West Norfolk is predominantly made up of arable farmland and Ashwood Manor looks towards the River Nar and there are many local fly and coarse fishing opportunities available in the neighbouring village of Narborough.

There are numerous places of local interest including the gardens at Sandringham, RSPB Reserve, Snettisham, lavender fields at Heacham and seal watching from Hunstanton and Wells. The North Norfolk coastline offers a host of activities from water sports, walking, riding, golfing, sea life centre, country inns and fine dining.

# Ashwood Manor, Pentney

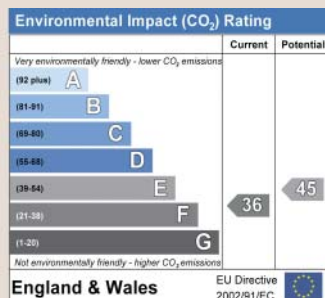
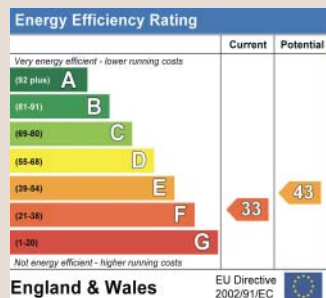
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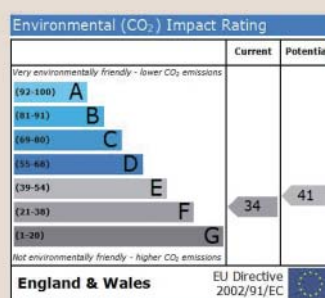
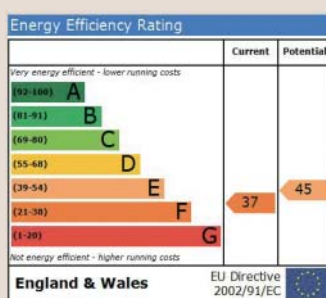




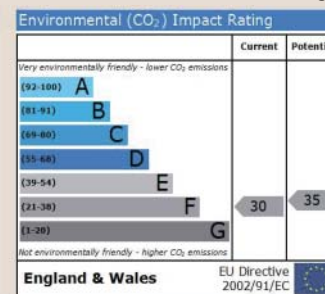
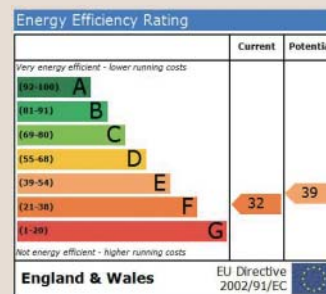




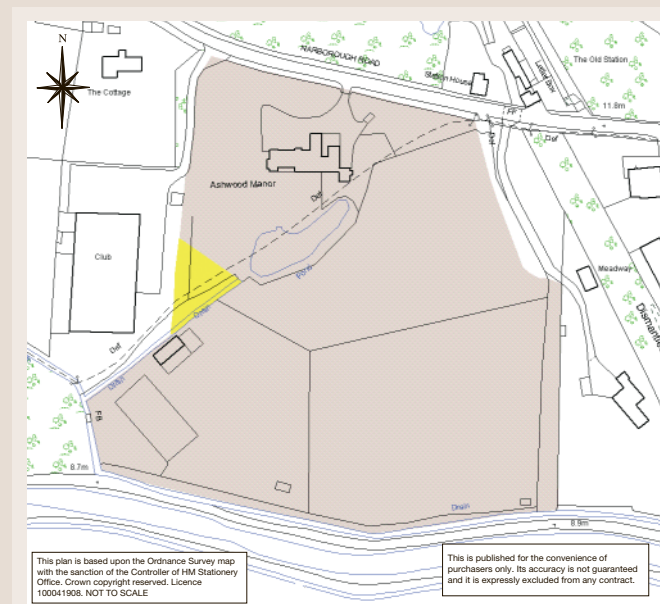
Ashwood Manor



The Cottage



The Wing



## General

**Services** Mains water and electricity. Private sewerage treatment plant. Oil-fired central heating to Ashwood Manor and The Wing. Separate oil-fired heating for Ashwood Manor Cottage.

**Council Tax** Ashwood Manor – A. Ashwood Manor Cottage and The Wing: Business Rates

**Local authority** King's Lynn & West Norfolk Borough Council Tel: 01553 692722

**Fixtures and fittings** Unless specifically mentioned in these particulars, all fixtures and fittings are excluded from the sale of the freehold interest. Some items such as carpets, curtains, light fittings etc, may be available by separate negotiation if required.

**Rights of way, wayleaves & easements** The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and wayleaves, all or any other like rights, whether mentioned in these particulars or not.

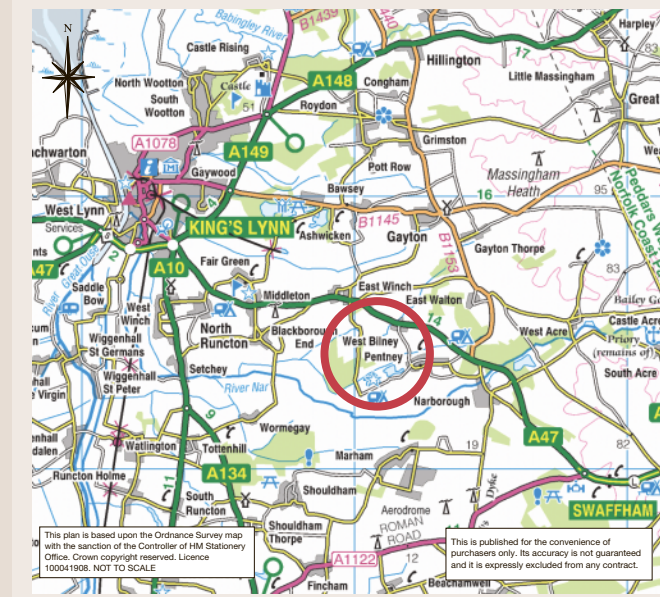
**Agent's Note** There is a small area of land amounting to 0.2 of an acre (marked yellow on plan) which is leasehold for a term of 999 years from 1 December 2000 paying a peppercorn rent.

## Directions

From Norwich proceed west on the A47 towards King's Lynn. After about 1¾ miles after the roundabout at the end of the Swaffham bypass turn left signed to Marham. Proceed into Narborough, turn left at the Ship restaurant into Narborough Road and Ashwood Manor will be found on the left-hand side after about 600 yards.

From King's Lynn take the A47 east. Take the first right signed Narborough and on into the village. Turn right at The Ship Restaurant into Narborough Road and Ashwood Manor will be found on the left-hand side after about 600 yards.

**Viewing strictly by appointment through Strutt & Parker LLP**



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