

# INIGO



## *All Saints House*

STOKE FERRY, NORFOLK

£550,000 FREEHOLD

Set in the historic heart of Stoke Ferry, Norfolk, All Saints House is a handsome 18th-century Grade II-listed townhouse. Spanning some 3,600 sq ft, its generously proportioned rooms occupy three storeys and are rife with impressive period details. A dramatic first-floor drawing room and convivial kitchen are balanced by six private, retreat-like bedrooms dotted across the uppermost levels of the house. An expansive walled garden extends at the rear and there is convenient off-road parking. Stoke Ferry is a 15-minute drive from Downham Market, which runs hourly services to London King's Cross.

### *Setting the Scene*

Once a bustling hub thanks to its strategic position at the crossing of the River Wissey, Stoke Ferry was a key stop along the medieval coaching routes. The village flourished in the 18th and 19th centuries as a centre of local trade, with a thriving market, maltings, and river links to King's Lynn. Though much quieter today, the village retains a rich architectural legacy that nods to its industrial past.

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Overlooking the village church, All Saints House was originally an addition to the medieval coaching inn (now a Grade II\*-listed private residence) next door. It was constructed as early as 1714 and bears an elegant, late Queen Anne-style gault-brick façade. It is a fine example of early 18th-century architecture, defined by refined proportions and restrained detailing. Four symmetrical bays unfold across three storeys, with original sash windows set under gauged skewback brick arches and distinguished string courses dividing each level. The basket-arched carriage entrance (now sympathetically infilled) offers a graceful nod to the building's past life. Local lore even holds that Lord Nelson was once a visitor of All Saints House.

### *The Grand Tour*

Set within the original arched carriage drive, the front door is within a dentil eaves cornice with transom light above. Entering into a wide entrance hall, striking period black and red quarry tiles run underfoot. From here is the bright sitting room, with period paneling, a substantial fireplace housing a wood-burning stove, and tall six-over-six sash windows framing views of the village church.

To the rear, in what would once have been a working barn, the kitchen and dining area now form a spacious and social hub. With granite worktops, a scullery-turned-utility room, and French doors opening onto the walled garden, this is a practical yet elegant space for modern living.

The original oak staircase – broad, central and gently rising – is a sculptural focal point that runs spine-like through the home. On the first floor, the piano nobile drawing room is a showpiece of 18th-century symmetry and light, with four sash windows across the south-facing elevation. William Morris wallpaper, twin fireplaces and panel detailing combine to exquisite effect. A discreet cupboard with power has served previously as a brilliant home bar.

To the rear is the principal suite, composed of a generous bedroom with built-in storage, a luxurious bathroom with twin sinks, bidet, shower, bath and underfloor heating. French doors lead onto a private balcony with metal steps descending to the garden. A sauna and shower room complete this floor.



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Three further bedrooms (two with original fireplaces) and a shower room are sited on the second storey. A further two bedrooms, both of a good size and with Velux window are set within the eaves on the third floor. The rooms share a convenient shower room.

### *The Great Outdoors*

The outdoor spaces are as considered and atmospheric as the house itself. A stone-flagged courtyard with a water feature opens into a walled garden laid to lawn, bordered with English roses, lavender and alliums. This peaceful space is sheltered with knapped flint walls and is south facing, perfect for bright afternoons or summertime gatherings.

A gravelled driveway behind the garden offers secure off-street parking for two cars.

### *Out and About*

Stoke Ferry is a village steeped in history. A crossing point on the River Wissey since Saxon times, it appears in the Domesday Book and retains its quiet charm to this day. The current owners frequently make use of the river, launching their rowing boat or Canadian canoe for leisurely excursions along its meandering course.

The village is home to essential amenities: a general store, Bonnetts historic hardware shop, and a blacksmith's forge that has been in continuous use for over a century. At its heart is The Bluebell, a pub dating to 1795 and now community-owned. More than just a public house, it acts as a gathering point for locals, hosting art workshops, craft sessions and community events. As far as supermarkets are concerned, there is an outpost of Waitrose in nearby Swaffham.

Downham Market is nearby and has a Victorian clocktower and historic architecture. The town's has an array of restaurants, pubs and independent shops. Naxos is a popular Mediterranean restaurant, Allium, also very popular. Quaint cafés like The Seat Coffee House and The Pantry offer perfect spots for leisurely afternoons. Traditional pubs such as The Live and Let Live provide warm atmospheres and hearty meals, while The Hare Arms in nearby Stow Bardolph is a popular option.



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King's Lynn is further afield but has an even larger selection of amenities. An important port town on the banks of the River Great Ouse, the town is a warren of medieval streets, merchant houses and cobbled courtyards. There are architectural treasures like the Custom House and St Nicholas' Chapel, while the town's thriving arts scene centres on the Corn Exchange and local galleries. There is a host of independent shops, antique shops, and river walks that trace centuries of maritime history, King's Lynn.

Stoke Ferry has a state-run primary school. There are private options in Ely, a 35-minute drive away, King's Lynn and Thetford.

Trains from nearby Downham Market or Watlington provide quick access to Cambridge and London King's Cross.

Council Tax Band: F

# INIGO



## *About*

Inigo is an estate agency that specialises in selling marvellous historic homes, believing that a beautiful home is a pleasure that never ages. We connect discerning individuals with extraordinary spaces, no matter the price or provenance. Covering urban and rural locations across Britain, our team combines proven experience selling distinctive homes with design and architectural expertise.