



**OLD HALL, CASTLE RISING**  
PE31 6AJ

**BROWN & CO**

## DESCRIPTION

Brown&Co offers an exciting opportunity to acquire a detached house with a fine view in Castle Rising, one of West Norfolk's most desirable locations. Properties in this historic and picturesque conservation village are rarely available and first hand inspection is recommended to see not only the house but, also the wonderful location and village setting.

The property is tucked away in a quiet location close to the heart of this village. A couple of minutes' walk back to the village will take you past the tea room, Church, village green and war memorial and finish at the Black Horse Inn public house. Over the road is the famous Castle of Castle Rising. Nearby, the Sandringham Royal Estate neighbours the village, the Norfolk coast is around twenty minutes drive and the town of King's Lynn is just five miles which is well serviced by a vast array of shops, amenities, Hospital and mainline station to Ely, Cambridge and London.

The property is set back from the road with off street parking for two vehicles and access to the double garage. A pathway

from the drive leads to a gate to the front of the property. There is a lawned garden to the front and access to the side and rear garden. The view from the rear overlooking neighbouring private estate paddock land and mature trees is quite spectacular. At the rear of the garden is a patio that also enjoys this view. The garden is sloped to the rear and is partially enclosed by a wall. There are various planting areas and well defined boundaries.

Inside, there is a reception hallway, spacious and light triple aspect sitting room, dining room and study. There is also a kitchen, utility room and wc. Upstairs there are four bedrooms and family bathroom with the master bedroom having space for a dressing area and an en-suite bathroom. The property would benefit from cosmetic updating and modernising throughout and presents the new owner with a superb opportunity to create a home entirely to their own interior design in a beautiful setting to enjoy.

There is no upward chain.

Services: Mains gas, water, electric and drainage. The EPC rating is a C.

- Detached property in highly desirable West Norfolk village
- Four bedrooms with master having en-suite bathroom and dressing area.
- Three reception room; sitting room, dining room and study
- Kitchen and utility room
- Double garage, parking
- Outstanding rear view
- Beautiful village with Castle a short walk away and Sandringham Royal Estate just a few minutes' drive
- Easy access to coast
- Mainline station 5 miles, Ely, Cambridge, and London line

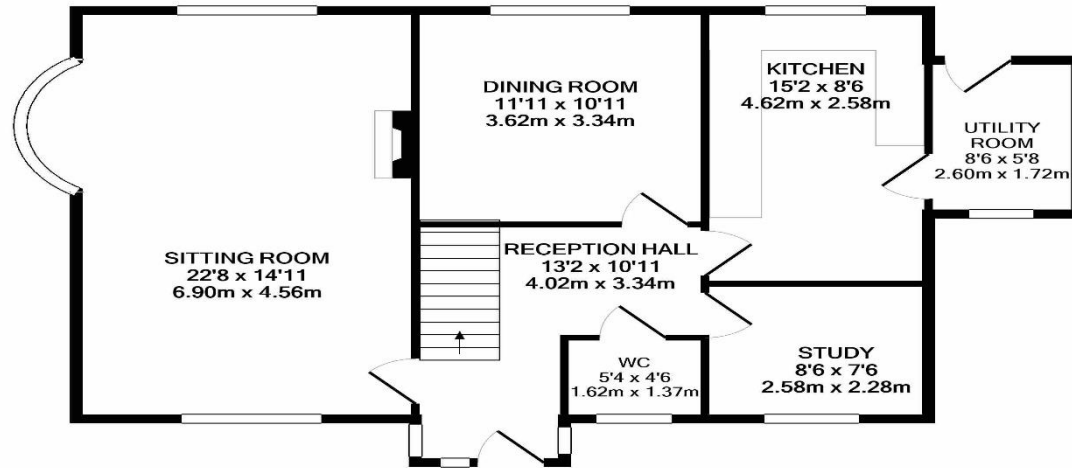




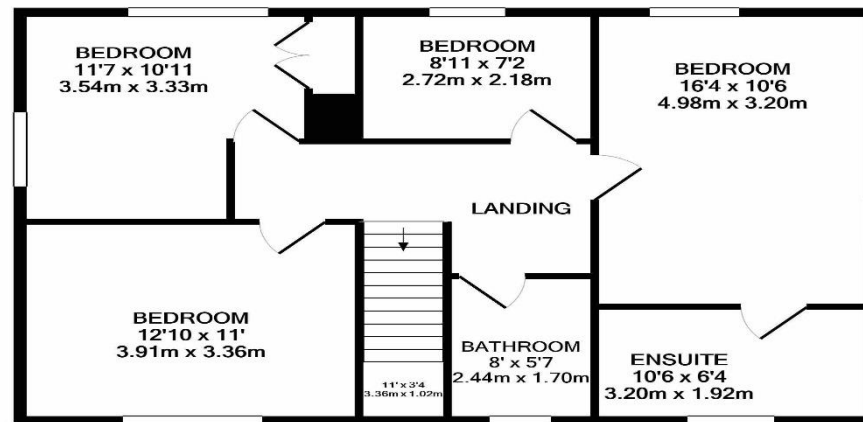


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GROUND FLOOR  
 APPROX. FLOOR  
 AREA 803 SQ.FT.  
 (74.6 SQ.M.)



1ST FLOOR  
 APPROX. FLOOR  
 AREA 726 SQ.FT.  
 (67.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1529 SQ.FT. (142.0 SQ.M.)

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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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