

**LANDLES**



**“The Old House” | Nursery Lane | South Wootton**



**A fine, period family residence offering  
5 bedrooms & 3 receptions in most desirable location  
with views over the common.**

3 Reception Rooms, Breakfast Kitchen, Boot Room, 5 Bedrooms,  
Bathroom, Shower Room, Double Garage, West facing garden.

*Beamed ceilings and panelling - laid out over three floors.*

**Guide Price £690,000**

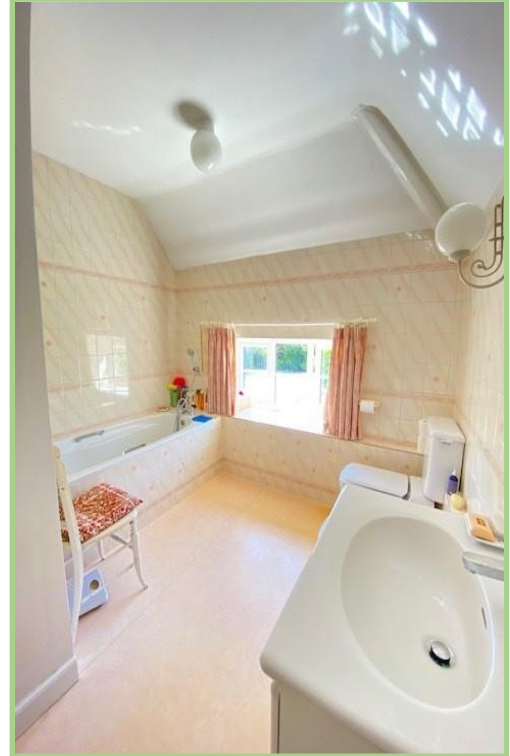
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# The Old House, 7 Nursery Lane, South Wootton, King's Lynn, PE30 3LB









- Reception Hall
- Drawing Room
- Dining Room
- Study/Music Room
- Breakfast Kitchen
- Boot Room



- Stairs to First Floor Landing
- 5 Bedrooms
- Family Bathroom & Sep Shower Room
- Delightful West Facing Garden
- Driveway & Double Garage

**South Wootton & North Wootton** are prime residential locations just to the North of King's Lynn which offer residents a wide variety of local amenities including mini-market, post office, salon, primary schools and village halls. There are regular bus services in & out of town (about 3 miles) with many walking opportunities in the local vicinity. King's Lynn Golf Club and the Royal Sandringham Estate are a short drive away, as is the renowned Norfolk Coastline. **The Old House** is a detached brick & pantiled residence, believed to be one of the oldest in the Wootton's in a delightful setting with views over South Wootton common & duck pond. The property has been in the same ownership for many years and comes to the market offering a great opportunity to acquire a sizeable, detached period family residence in this location. There are a wealth of features including ancient, exposed beams believed to be reclaimed timbers from Hanse Trading Vessels. The fire surround in the Drawing Room is also believed to be of significant age.

**Reception Hall 11' 7" x 11' 7" (3.53m x 3.53m)**

With arched front entrance door with glazed panels, half height wall panelling, beamed ceiling, UPVC double glazed window with window seat, BT telephone point, radiator with thermostat and points for wall lights.

**Drawing Room 19' 5" x 15' 4" (5.92m x 4.67m) (max into bay)**

Dual aspect with bay window to the front, French doors to the garden, beamed ceiling, fireplace with gas fire, marble hearth & wooden surround, cupboards either side of bay window, 2 radiators and television aerial point.

**Study / Music Room 14' 8" x 9' (4.47m x 2.74m)**

With UPVC double glazed window and window seat, beamed ceiling, fireplace with brick surround, BT telephone point and radiator with thermostat.

**Dining Room 17' 4" x 16' (5.28m x 4.88m) (max)**

Dual aspect with French doors to front, beamed ceiling, alcoves either side of window, radiator with thermostat and under stairs cupboard, leading to

**Breakfast Kitchen 26' 1" x 8' 8" (7.95m x 2.64m)**

With fitted wall & base units (Shaker style), fitted worktops, 1½ bowl stainless steel sink with drainer and monobloc tap, integrated fridge/freezer, point & space for a gas range cooker with extractor over, point & space for a dishwasher, tiled surrounds, tiled floor, exposed feature Carstone wall, arched external door, radiator with thermostat, and hatch to roof space.

**Boot Room 12' 11" x 4' 6" (3.94m x 1.37m)**

With external door from rear, Belfast sink, point for a washing machine, wall units & Worcester wall mounted gas boiler.

**Downstairs WC**

With low level WC, hand basin, tiled surrounds, tiled floor and extractor.

**Stairs to First Floor Landing**

With panelling and radiator.

**Bedroom 1 15' 11" x 15' 4" (4.85m x 4.67m)**

Dual aspect with fitted wardrobes, and 2 radiators.

**Bedroom 2 12' 2" x 12' 1" (3.71m x 3.68m)**

With fitted cupboard and French Doors to balcony at front.

**Bedroom 3 14' 8" x 8' 1" (4.47m x 2.46m) (max)**

With radiator.

**Bedroom 4 10' 10" x 8' 1" (3.3m x 2.46m) (max)**

With hand basin and radiator with thermostat.

**Bathroom 11' 4" x 9' 3" (3.45m x 2.82m) (max)**

With low level WC, vanity unit with hand basin & monobloc tap, bath with hand held extension from taps, bidet, tiled walls, points for wall lights, shaver point, radiator, and airing cupboard housing hot water cylinder & programmer with shelving.

**Separate Shower Room 5' 4" x 3' 4" (1.63m x 1.02m) (max)**

With pedestal hand basin, thermostatic shower with tiled walls and curtain and electric towel radiator.

**Inner landing** with "attic" stairs to

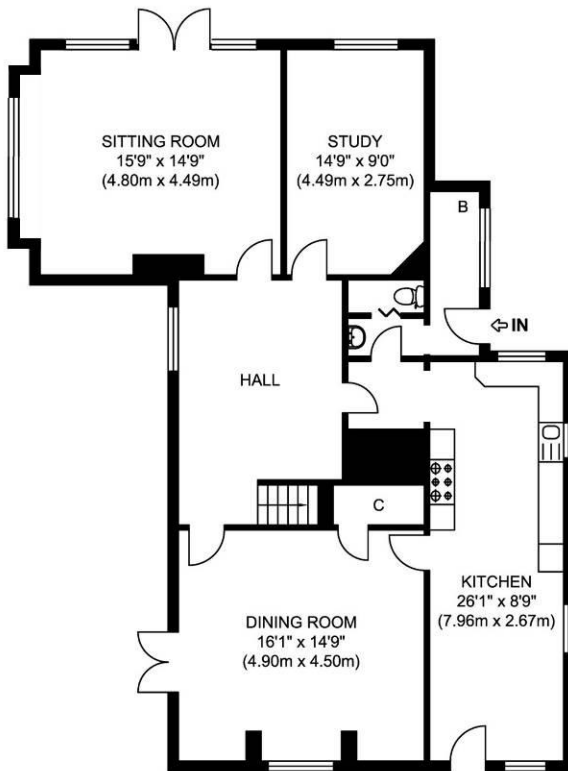
**Bedroom 5 20' 2" x 9' 4" (6.15m x 2.84m)**

With exposed roof timbers and radiator with thermostat.

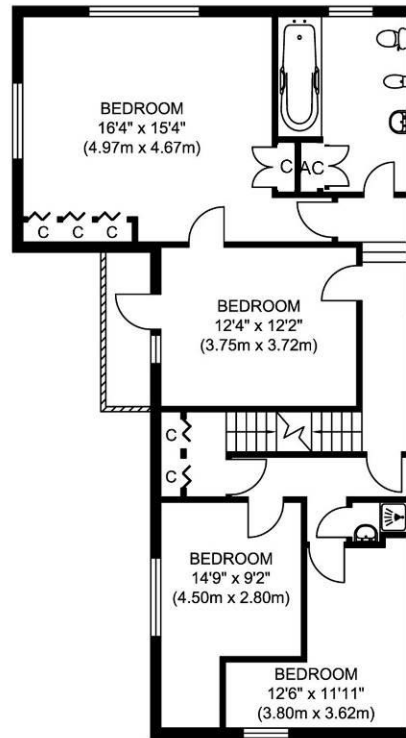
**Outside**

The property sits on a generous sized plot with the benefit of a delightful West facing garden and views over South Wootton common to the East side. Shared entrance way leading to a broad gravel driveway at the front of the house and a **Detached Double Garage 20' 4" x 18' 6" (6.2m x 5.64m)** with 2 up & over doors, personal door, lighting & power. The delightful rear garden (West facing) is mostly laid to lawn with a variety of well-established trees & shrubs. There is a paved patio at the back of the property with pathway leading down the garden and gate to the front driveway. To the north side of the property is a gravel pathway to the boot room and gate leading onto Nursery Lane.

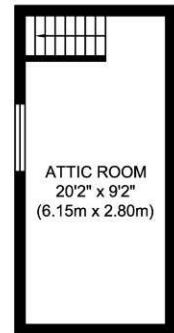
N.B. *There is scope for extension, if required, subject to usual LA approvals.*



GROUND FLOOR



FIRST FLOOR

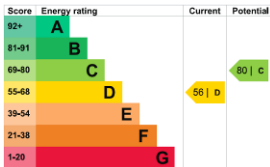


ATTIC FLOOR

## The Old House, Nursery Lane South Wootton, PE30 3LB

Illustration for identification purposes only, measurements are approximate, not to scale.

# Approx. Gross Internal Area 206.55 sqm (2223 sq.ft)



**Title:** We are advised that the property title is not currently Registered at Land Registry. Our Clients / Clients legal advisors are in possession of Title Deeds.

**Energy Performance Certificate (EPC)** The EPC for this property is provided by an Energy Assessor independent of LANDLES. Applicants should view the complete EPC report online at <https://www.epcregister.com/reportSearchAddressByPostcode.html> and searching by postcode.

**Services** All mains services are understood to be available. These services and related appliances have not been tested.

**Council Tax** Enquiries indicate the property is assessed at Council Tax Band "F" with a current annual charge of £3,044.03, 2023/2024.

**Tenure** Freehold. Vacant possession upon completion.

**Viewing** Further details and arrangements for viewing may be obtained from the appointed selling agents, **LANDLES**

**Negotiations** All negotiations in respect of this property are to be carried out strictly via the Agents, **LANDLES**

**Anti-Money Laundering Directive:** Prospective purchasers will be required to provide the usual PROOF OF IDENTITY documents at the stage of agreeing a subject to contract sale.

**OFFER REFERENCING:** Applicants who wish to put forward subject to contract offers agree to the selling agents, LANDLES, making the usual enquiries in respect of chain checking, to provide evidence of a lenders mortgage application in principal note, and to provide proof of funds on request, etc.

**Privacy Statement:** The LANDLES Privacy Statement is available to view online or upon request.

**SUBJECT TO CONTRACT:** ALL NEGOTIATIONS IN RESPECT OF THIS PROPERTY REMAIN SUBJECT TO CONTRACT AT ALL TIMES. Please read the IMPORTANT NOTES included on these Particulars.

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Blackfriars Chambers, Blackfriars Street

King's Lynn PE30 1NY

t: 01553 772816

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