

LANDLES



Castle Farm House | Castle Rising | Norfolk



TO LET

A fine traditional carrstone and pantiled Norfolk farmhouse situated in most sought after West Norfolk conservation village.

Extensively remodelled & renovated in recent years

To provide for a substantial but manageable 5/6 Bedroom & 5 Bathroom home with gardens & a range of useful outbuildings.

RENT: £3,000 pcm exc

Folio: C475tr

e: info@landles.co.uk

t: 01553 772816

www.landles.co.uk

- **2 Reception Rooms**
- **Breakfast Kitchen**
- **Utility & Cloakroom**
- **5/6 Bedrooms**
- **5 Bathrooms**



- **Gas Rad C.H.**
- **Range of Outbuildings**
- **Double Garage**

Situation & Description

Believed to date from about 1740, Grade II Listed Castle Farm House is a fine residence built of local carrstone under a steep pitched, clay pantiled roof and situated in sought after Castle Rising, about 3 miles to the North of King's Lynn. The village is fortunate in retaining many of its period dwellings and vernacular buildings ranging from cottages to substantial residences included the great barn, former school house and the international known Norman Castle ruins just to the South of Castle Farm House. The village benefits from local tea rooms, dentist, pub and Norman Church. It is well placed for easy access to King's Lynn and the railway station (with direct links to Cambridge and London's Kings Cross). King's Lynn Golf Club is less than a 5 minute drive and the North West and North Norfolk coast and villages are easily accessed together with nearby Sandringham woods and park. Within just a 5 minute drive are shopping and other amenities of the Woottons.

The accommodation is laid out over the main ground and first floors with a further two bedroom suites situated on the second floor within the spacious attics. Set back from the road and well screened, the house occupies grounds of just under an acre with extensive lawns, a driveway, double garage and a range of useful single storey outbuildings forming an attractive courtyard at the rear.

Floor Plans

Floor plans attached to these particulars give a guide as to layout and room dimensions.

Services

All mains services. Gas fired radiator central heating.

Tenancy

The property is available to rent, unfurnished, on a new Assured Shorthold Tenancy, minimum initial period of 6 months.

Council Tax

Enquiries indicate the property is assessed at Council Tax Band "G" with a current annual charge of £3,252.65, 2022/2023.

Rent due on Commencement

Minimum one month's rent plus any part month due upon commencement.

Deposit

One month's rent or 5 x weekly rent deposit, [subject to landlords instructions] will be required upon commencement of the tenancy. TDS: where LANDLES are so instructed all deposits are held in our statutory Client's DEPOSIT Account in accordance with the government approves TDS scheme. Full details will be provided upon entering a new Agreement.

Applications

Potential tenants should make an application on a Tenancy Application Form available from the Agents offices or online at: www.landles.co.uk Applications are subject to references at all times. Application Guide: the Landlord will seek evidence of annual employment / income IRO 3.5 times the annual rent.

Proof of Identity documents

To comply with the requirement of the Anti-Money Laundering Directive prospective tenants will be required to provide the usual proof of identity documents at the stage of formal Application. Right to Rent Checks: Where required by law all proposed occupants will be required to provide appropriate documentation at the application stage. The LANDLES Privacy Statement is available to view online at: www.landles.co.uk or upon request.

Viewing

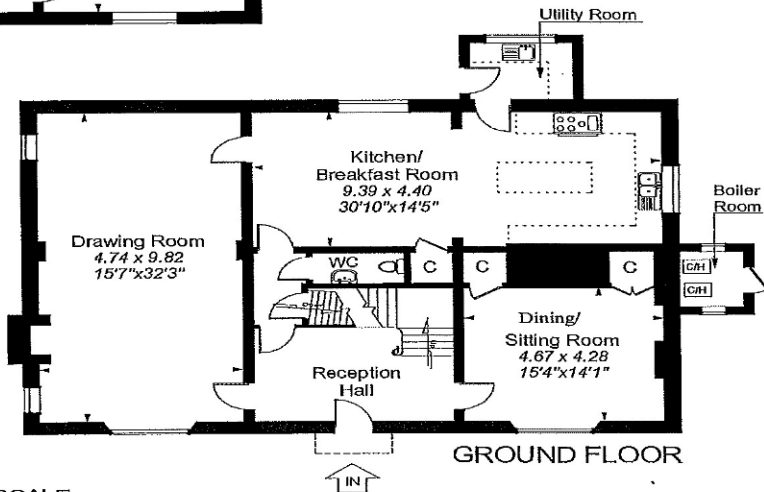
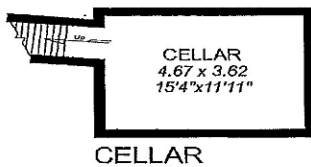
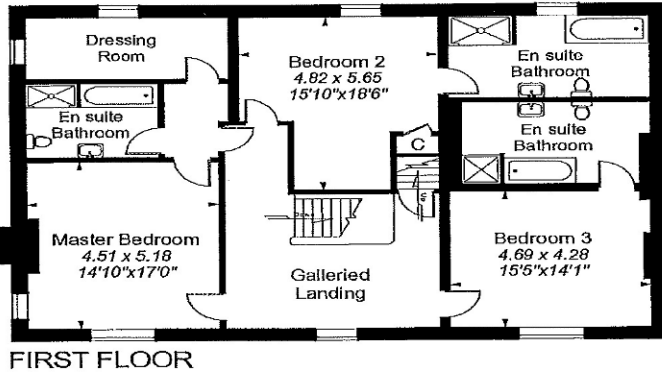
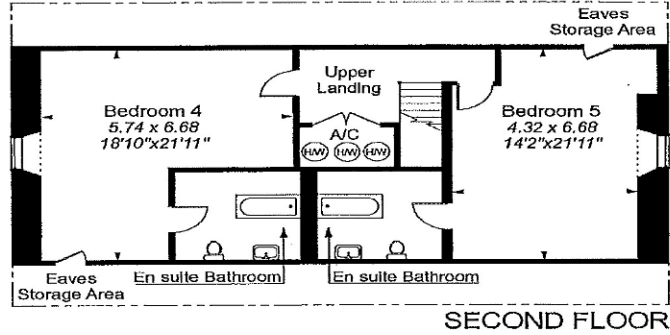
Further details and arrangements for viewing may be obtained from **LANDLES**.

Negotiations

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

CASTLE FARM HOUSE

Gross Internal Area 387 m² (4165 ft²)
(excluding cellar & boiler room)



FOR IDENTIFICATION ONLY - NOT TO SCALE
© floor-plan.co.uk (01485 520810)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		60 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

IMPORTANT NOTES | LANDLES for themselves and for the Vendors or Lessors of this property whose Agents they are give notice that (i) the particulars are produced in good faith and are set out as a general guide only do not constitute any part of a contract and LANDLES accepts no responsibility for any error omission or mis-statement in these particulars (ii) no person in the employment of LANDLES has any authority to make or give any representation or warranty **whatever** in relation to this property (iii) any plans produced on these particulars are for illustrative purposes only and are not to scale, any area or other measurements stated are subject to measured survey (iv) unless specifically referred to in these particulars any chattels, garden furniture or statuary, equipment, trade machinery or stock, fittings etc is excluded from the sale or letting whether appearing in images or not (v) Applicants should make their own independent enquiries into current USE or past use of the property, any necessary permissions for use and occupation and any potential uses that may be required (vi) all prices and rents are quoted subject to contract and NET of VAT unless otherwise stated (vii) the Agents take no responsibility for any costs applicants may incur in viewing the property, making enquiries or submitting offers (viii) any EPC indicated in these particulars is produced independently of LANDLES and no warranty is given or implied as to its accuracy or completeness.

LANDLES

Selling & Letting
 Town & Country property in
 King's Lynn and
 throughout West Norfolk
Since 1856

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