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THE STORY OF
Broom Hill

Castle Rising, Norfolk

SOWERBYS

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Broom Hill

Lower Road, Castle Rising, Norfolk
PE31 6AF



- No Onward Chain
- Off-Road Parking
- Characterful Period Charm
- Central Village Location
- One/Two Double Bedrooms
- Picturesque Surroundings
- Low Maintenance External Space



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“We have lived here since 1967. The location is lovely, great for King’s Lynn and then onto Cambridge and London too.”

Having been within the ownership of the same family since 1967, this is an exciting and rare opportunity in a gloriously picturesque setting, just a short walk from local amenities and the stunning countryside which spreads from the boundaries of the village, rolling through to the neighbouring Royal Sandringham Estate.

Perched just next door to the popular Castle Rising Tea Rooms, there are views towards the impressive Saxon church. The property is predominantly a carrstone and brick construction and this sees it blend gently and sympathetically

into its surroundings - among other characterful period homes.

Venturing inside the snug/dining room, a bay window neatly frames the views of the aforementioned church and offers an abundance of natural light which, accompanied by a feature fireplace, makes this a wonderful space come rain or shine, to gather for meals and entertainment throughout the day.

The kitchen is well-appointed and makes clever use of its space, with a rustic cottage charm.



A generous principal bedroom benefits from substantial built-in wardrobes and comfortably accommodates a large double bed, with room for additional furnishings.

The sitting room/bedroom two is a superbly proportioned room providing flexible usage, as indicated, along with also enjoying a feature fireplace.

All rooms are served by a large shower room with low maintenance wet room flooring and shower panels.



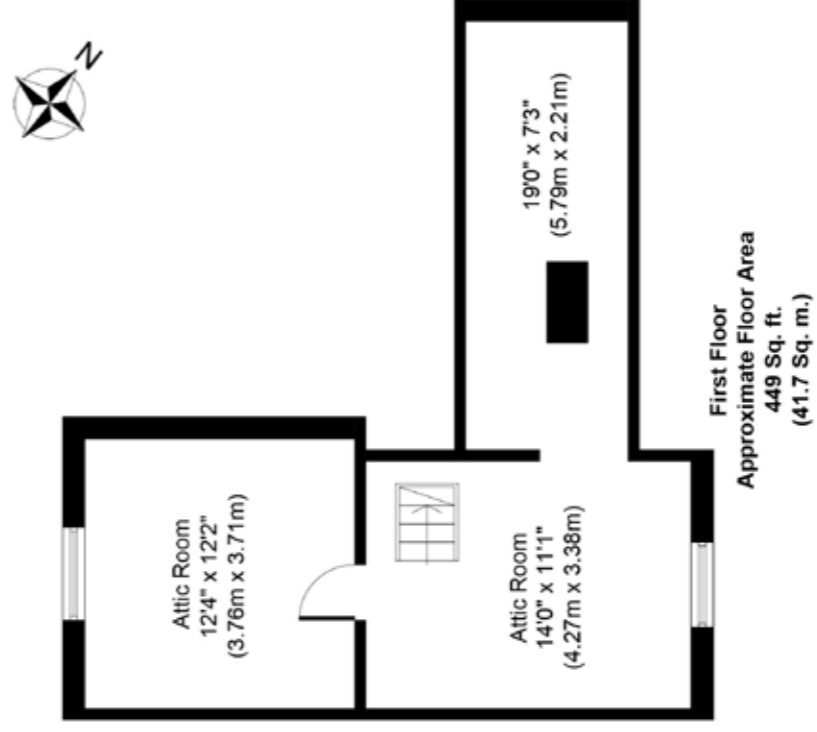
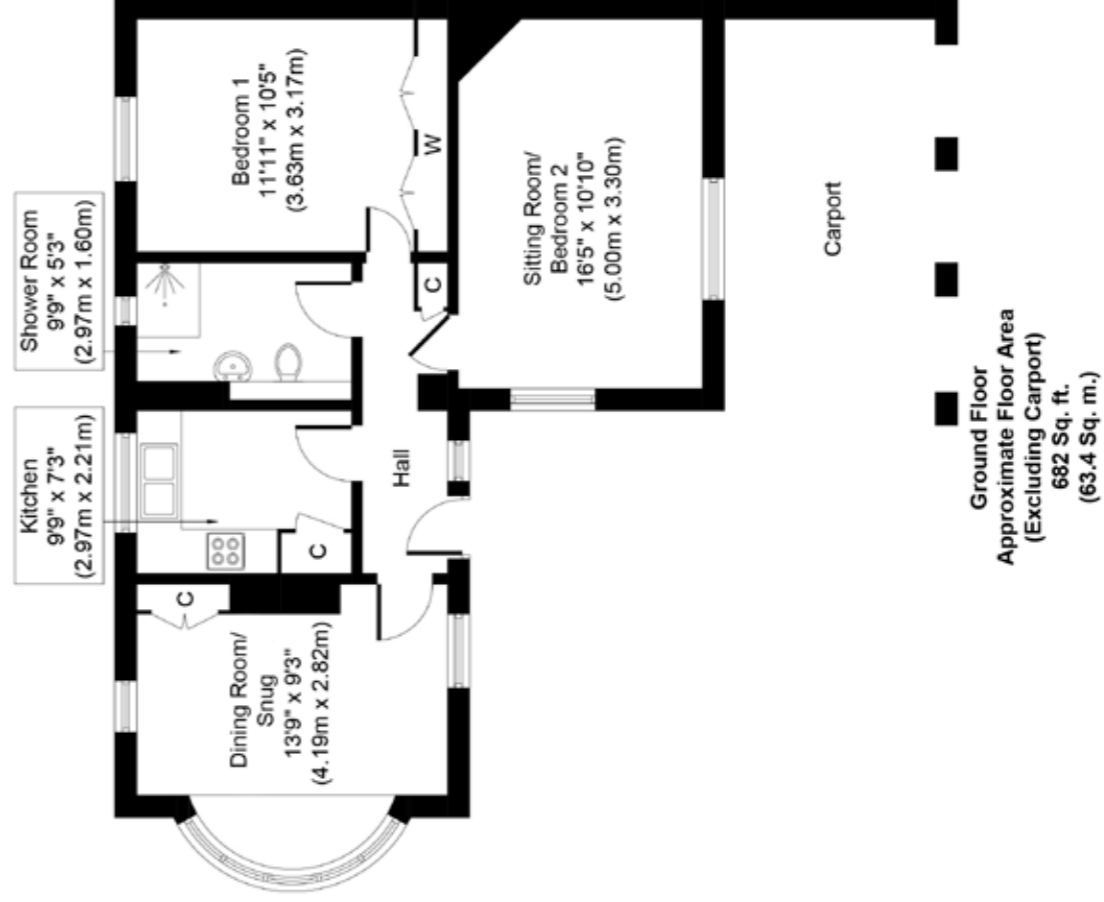
“There are historic places in Castle Rising, so even without transport you have interests on your doorstep.”

Outside there is a patio area to one side which lends itself perfectly to watching the world go by with a cup of tea - sat on a bench or perhaps a little bistro set with some cakes and nibbles. The remaining areas are set to low maintenance with gravel and a hard standing car port.

Overall the property could benefit from updating throughout and although the present owners have enjoyed many a happy memory within its walls, they look forward to seeing it receive a new lease of life to be enjoyed on into the future.







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 or tenant. 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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ALL THE REASONS

Castle Rising

IN NORFOLK
IS THE PLACE TO CALL HOME



Within an area of Outstanding Natural Beauty, with a wealth of history including one of the most

famous 12th century castles in England with the keep being amongst the finest surviving examples in the country. The historic village of Castle Rising also offers a tea room, dentist, dress shop and a pub, whilst being conveniently located just on the outskirts of King's Lynn.

Perched on the banks of the River Ouse, King's Lynn has been a centre of trade and industry since the Middle Ages, and its rich history is reflected in the many beautiful buildings which still line the historic quarter.

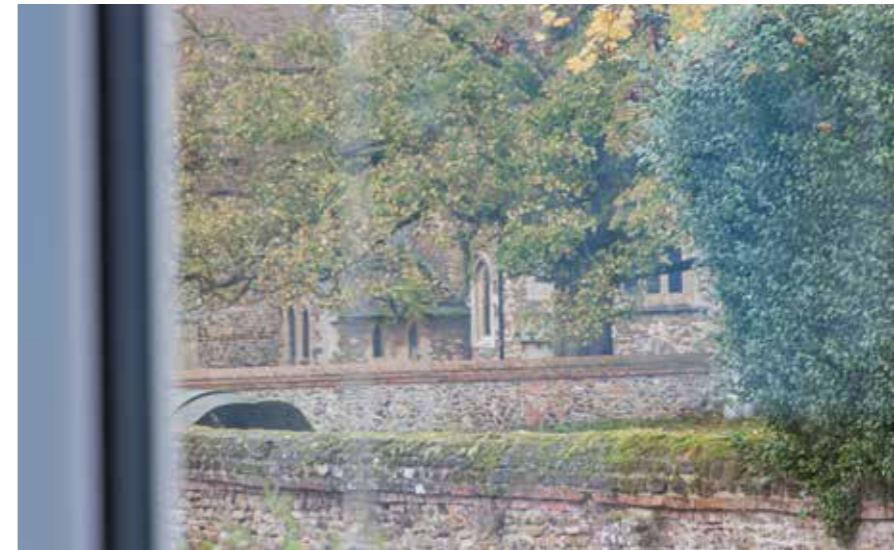
King Street, which runs from Tuesday Market Place to the Custom House, was once known as 'Stockfish Row' for the number of fish merchants that lived there. With a listed building every 26ft, Sir John Betjeman described it as one of the finest walks in England.

With Cambridge, Peterborough and Norwich all within an hour's drive and a direct rail line into London King's Cross arriving in the capital in just 1 hour 40 minutes, King's Lynn continues to attract a growing number of professionals seeking an easy commuter route. It's easy to see the appeal of this central location with a clutch of high street retailers and independent restaurants in the town's Vancouver Centre. The Majestic Cinema and King's Lynn Alive Corn Exchange are the place to catch a film or show, or check out what's on at St George's Guildhall, the UK's largest surviving medieval guildhall, today a vibrant arts centre.

A stunning cluster of Georgian architecture sits to the west of town and the streets surrounding The Walks, a Grade II listed, 17-hectare park where elegant folk once promenaded. Families still enjoy weekend walk or a Sunday concert in the park and don't miss The Red Mount, once a wayside stop for pilgrims headed to the shrine of Our Lady of Walsingham, to take in the incredible, elevated views.



Note from the Vendor



"This is a lovely and historic village. I've loved the dining room as I'd sit and look out at the church."

THE VENDOR



SERVICES CONNECTED

Mains water, electricity, gas and drainage. Gas central heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

D. Ref:- 7832-7029-7209-0025-2296

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

AGENT'S NOTE

The property benefits from a right of way for access over a section of driveway owned by a neighbouring property. The property is located in a conservation area. The grant of probate has been applied for and is currently awaited.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS



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