

**LANDLES**



## “ The Lodge ” | North Wootton



**The substantial Edwardian family residence**  
with 8 Bedrooms, 4 Receptions & useful ancillary accommodation  
set within extensive grounds extending to 4.66 acres (stms)

PRIME LOCATION

Spacious & airy with impressive Kitchen/Dayroom,  
Self - contained Annex, hard Tennis Court & private Wood.

Approx. 5460sq ft.

*Rare opportunity to acquire a sizeable property in desirable Manor Road, North Wootton*

**Guide Price £1,700,000**

Folio: M/352ts















- Reception Hall
- Drawing Room
- Games Room
- Breakfast Kitchen / Dayroom
- Office Room
- Boot Room
- Laundry Rm & Cloakrm



- 8 Bedrooms, 4 Bathrms (total)
- Self-Contained Annex
- Grounds of 4.66 Acres (stms) inc Private Wood & Tennis Court
- Row of Former Stables & Stores
- Archway/Car port & Garage
- Gas Fired Rad CH

**North Wootton** is a popular residential location conveniently situated around 3 miles to the North of King's Lynn. The area, coupled with South Wootton, provides residents with a wide range of amenities including supermarket, mini-market, schools, doctors' surgery and village halls, all of which are within easy reach. Further amenities can be found in King's Lynn Town centre and on the nearby Hardwick Retail Park, with buses regularly running in & out of the area. The area offers a wide range of sporting opportunities including King's Lynn golf club, about a 5 min drive, local rugby club in the Wootton's, hockey club at Lynnsport and excellent opportunities for riding out (local livery yards nearby). There are also active sailing, tennis and cricket clubs all within short distances. The surrounding delightful Norfolk countryside is on the doorstep with Royal Sandringham Park and Castle Rising village both within a 10 minute drive. The well renowned North Norfolk Coastline with its wide-open sandy beaches is also only a short distance away. Manor Road is a highly sought after location in the Woottons consisting of sizable, individual residences on mature plots in a quiet setting.

"**The Lodge**" is a substantial Edwardian period former farm house, hence offering the opportunity for a sizeable family home within its own private grounds. Traditionally constructed in red rustic brick and Carstone faced walls with brick quoins under pitched tiled roofs. The house is imposing, set well back with an attractive front elevation and large gravel driveway providing ample parking. The grounds extend to circa 4.66 acres (stms) and are varied with formal gardens, a full sized hard surfaced tennis court and the properties own private woodland. Internally, the accommodation is spacious with tall ceilings and generously proportioned rooms. The principal rooms are orientated on the West side with large bay windows flooding the rooms with natural light providing a light and airy feel.



**Entrance Porch** With front entrance door, parquet flooring, decorative cornice, deep skirting, radiator and main entrance door to

**Reception Hall** L-Shaped hallway with parquet flooring, double doors to the garden, staircase to the First Floor Landing with turned balusters & mahogany banister, decorative ceiling cornice, deep skirting and column style radiator.

**Drawing Room** 19' 8" x 14' 10" (5.99m x 4.52m) (max into bay) Dual aspect with large West facing bay window and South facing picture window, window seats, open fireplace with stone surround, hearth & iron grate, decorative ceiling cornice, deep skirting and 2 radiators.

**Games Room** 19' 3" x 11' 10" (5.87m x 3.61m) With exposed carrstone feature fireplace, decorative ceiling cornice, deep skirting and 2 radiators.

**Kitchen / Dayroom** 38' 10" x 14' 11" (11.84m x 4.55m) (max into bay)

**Kitchen** – Fitted Shaker style kitchen with granite worksurfaces, central island with breakfast bar, ceramic double Belfast sink with monobloc tap, electric Aga Total Control cooker with extractor above, integrated dishwasher, integrated coffee machine, space for an American fridge/freezer, walk-in pantry cupboard with shelving, ceiling spotlights, tall column style radiator, row of sash windows, decorative ceiling cornices and deep skirting. Open to;

**Dayroom** – Dual aspect with large West facing bay window & window seats, sliding patio door to the garden, 2 column style radiators, decorative ceiling cornice and deep skirting.

**Office** 17' 11" x 12' 7" (5.46m x 3.84m) (max)

Dual aspect with French doors & sash windows, brick feature fireplace with oak lintel, exposed beams and 2 radiators.

**Laundry Room** 12' 6" x 7' 7" (3.81m x 2.31m)

With fitted wall & base units, worktops, Belfast sink, point for a washing machine, 2 gas fired boilers, 2 hot water cylinders and radiator.

**WC** With low level WC, pedestal hand basin, wood panelling to walls and radiator.

**Boot Room** 12' 1" x 10' (3.68m x 3.05m)

With radiator and external door to archway.

**Stairs to First Floor Landing**

With double doors to balcony, decorative ceiling cornice, deep skirting and radiator.

**Principal Bedroom Suite 20' 4" x 14' 11" (6.2m x 4.55m) (max into bay)**

Dual aspect with large West facing bay window, fitted wardrobes, wood panelling to walls, decorative cornice, deep skirting and column style radiator.

**Ensuite 9' 4" x 8' 8" (2.84m x 2.64m)**

With high level WC, pedestal hand basin, thermostatic shower with rainfall & handheld attachments, glazed screen & tiled walls, wood panelling to remaining walls, tiled floor, shaver point, ceiling spotlights and column style towel radiator. Storage cupboard with shelving.

**Dressing Room 12' 4" x 10' 5" (3.76m x 3.18m)**

With shelving & hanging rails, iron fireplace with tiled surround & hearth, decorative cornice, deep skirting and column style radiator.

**Bedroom 2 20' 6" x 14' 11" (6.25m x 4.55m)**

Dual aspect with large West facing bay window, decorative cornice, deep skirting and column style radiator.

**Ensuite 13' 9" x 5' 9" (4.19m x 1.75m)**

With low level WC, vanity hand basin with storage under, panelled bath, corner shower cubicle with thermostatic shower & glazed doors, tiled walls & towel radiator.

**Bedroom 3 12' 8" x 12' (3.86m x 3.66m)**

With fitted wardrobes, decorative cornice, deep skirting and column style radiator.

**Bedroom 4 13' 11" x 13' 4" (4.24m x 4.06m)**

With fitted wardrobes, decorative cornice, deep skirting and radiator.

**Store Room 12' 3" x 5' 2" (3.73m x 1.57m)**

With coving, skirting and radiator.

**Shower Room 12' 2" x 5' 4" (3.71m x 1.63m)**

With low level WC, pedestal hand basin, shower cubicle with thermostatic shower with rainfall & handheld attachments, glazed bi-fold door, tiled walls, tiled floor and towel radiator.

**Secondary Landing**

With built in cupboards, radiator and external door to metal staircase. Door to self-contained apartment.

**Bedroom 5 14' 1" x 9' 7" (4.29m x 2.92m)**

With built in wardrobe, coving, skirting and radiator.

**Self-Contained Annex – First Floor****Hall**

With radiator.

**Open Plan Kitchen / Living Room 31' 10" x 15' (9.7m x 4.57m) (max)**

**Kitchen** – With fitted wall & base units, fitted worktops, stainless steel 1 & ½ bowl sink with drainer & monobloc tap, point & space for a freestanding electric cooker with extractor above, point & space for a slimline dishwasher, integrated undercounter fridge/freezer, tiled surrounds and radiator. Open to;

**Living Room** – With wood burning stove & tiled hearth, 3 radiators, coving & skirting.

**Bedroom 6 14' 7" x 11' 4" (4.44m x 3.45m)**

With built in wardrobe, radiator, coving & skirting.

**Shower Room 9' 6" x 3' 7" (2.9m x 1.09m)**

With low level WC, pedestal hand basin with tiled surround, shower enclosure with thermostatic shower, sliding glazed doors & hygienic wall cladding, ceiling spotlights, extractor and towel radiator.

**Stairs to Second Floor Landing****Bedroom 7 14' 11" x 10' 11" (4.55m x 3.33m) (max - reduced height)**

With cupboard, radiator and skirting.

**Bedroom 8 / Snug 15' x 8' 4" (4.57m x 2.54m) (max - reduced height)**

With radiator and skirting.

**WC** With low level WC, pedestal hand basin with tiled surround, radiator, skirting and door to roof space.

























# The Annex





### The Grounds

The Lodge sits on an expansive plot extending to around 4.66 acres (stms) including a private wood and hard surfaced tennis court. The property is accessed off Manor Road via a pair of iron gates flanked by Carrstone walls & fencing which leads to a large gravel driveway with ample parking and vehicular access to the **Garage 31' 10" x 15' 2" (9.7m x 4.62m) (max)** with bi-folding front door, personal door, lighting & power. The gardens wrap around the side & rear of the house and are mostly laid to lawn with some well established trees and shrubs. Just off the Kitchen is modern composite decking creating an ideal entertaining space and houses the hot tub with a brickweave path leading down the garden alongside the old stables, now converted into storage. The full sized, hard surfaced tennis court can be found further down the garden and backs onto the properties own private woodland. There are further areas of garden both on the East & West sides.

### Row of Former Stables

Now used as stores – all with lighting.

**Store 1** 10' 1" x 6' 5" (3.07m x 1.96m) - With gas boiler.

**Store 2** 12' x 7' (3.66m x 2.13m)

**Store 3** 12' x 7' (3.66m x 2.13m)

**Store 4** 14' x 12' (4.27m x 3.66m)

**Store 5** 14' x 12' (4.27m x 3.66m)

**Store 6** 18' x 12' (5.49m x 3.66m)

**Store 7** 17' x 12' (5.18m x 3.66m)



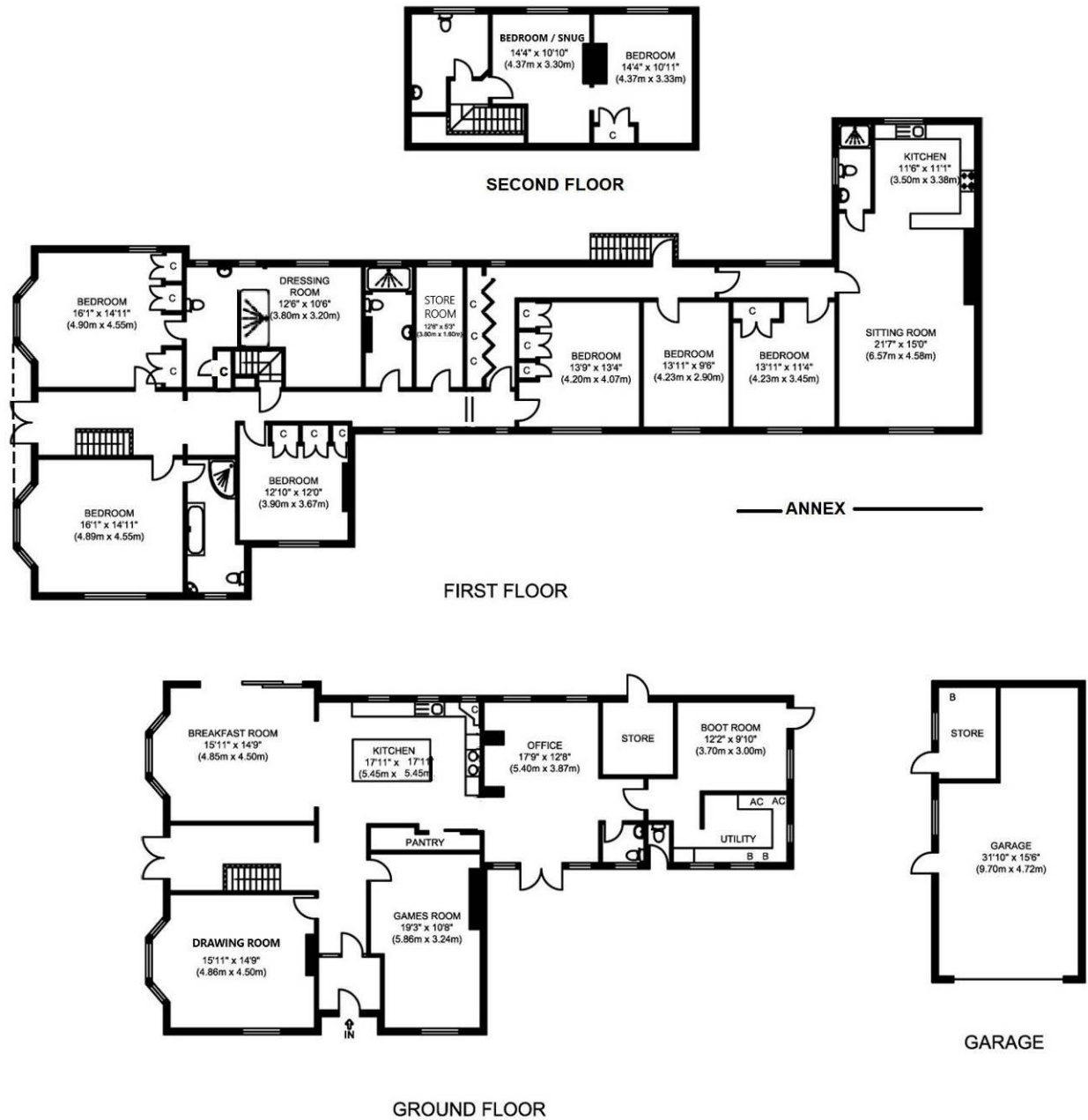
### LOCATION PLAN

### **The Lodge, Manor Road, North Wootton**

For identification purposes only - subject to measured survey



# Floorplan



## The Lodge, Manor Road, North Wootton, PE30 3PZ

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

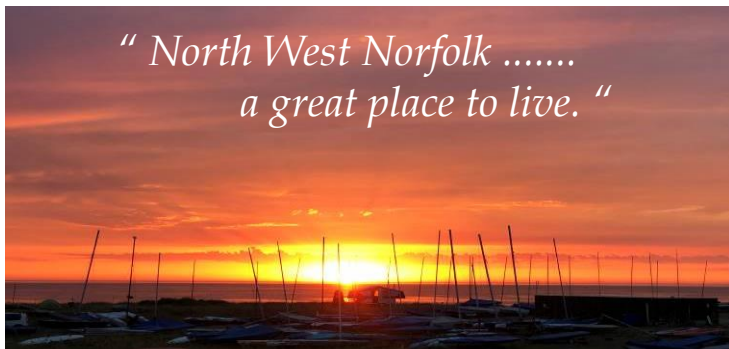
TOTAL APPROX. FLOOR AREA (HOUSE) 395.19 SQ. M (4253.79 SQ. FT.)

TOTAL APPROX. FLOOR AREA (ANNEXE & GARAGE) 112.03 SQ. M (1205.88 SQ. FT.)





*“ North West Norfolk .....  
a great place to live. ”*



**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** Mains water, gas & electricity are understood to be available. Independent drainage. These services and related appliances have not been tested.

**Council Tax** Enquiries indicate the property is assessed at Council Tax Band “G” with a current annual charge of £3,499.25, 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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# LANDLES

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