

LANDLES



“Woodmans Cottage” | Castle Rising | Norfolk



“Historic North West Norfolk Conservation Village”

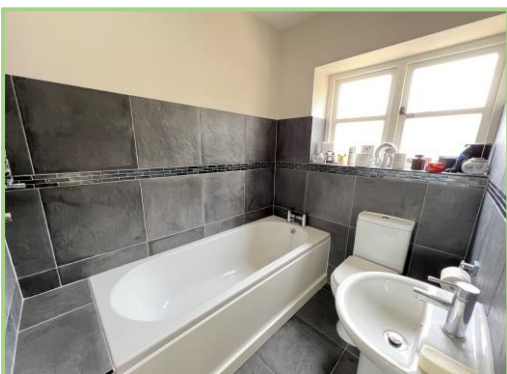
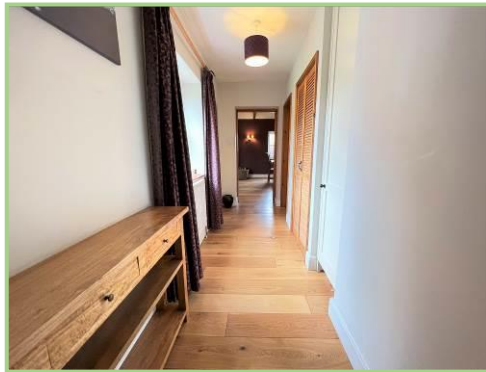
Off Nightmare Lane, Castle Rising

**Converted Barn Residence on single level, in idyllic
Norfolk estate village setting.**

Offering generous sized & well appointed accommodation,
Unique opportunity to acquire a ‘bungalow’ in this location.

Offers In Excess Of £650,000

Folio: L/614ts



- Living Room
- Breakfast Kitchen
- Inner Hall
- 2 Bedrooms, 1 Ensuite
- Shower Room
- External Store Room



- South Facing Garden
- Gravel Driveway
- Gas Fired Rad CH & DG
- Sought-after & Historic Conservation Village
- Rare Opportunity

Castle Rising is a highly sought after Conservation village situated around 5 miles to the North of King's Lynn and adjacent to neighbouring Wolferton & the Royal Sandringham Estate in North West Norfolk. It is rare that properties in the village come onto the market with many forming part of the Castle Rising Estate. The well-known Norman castle, which was sold in the 16th century by Henry VIII to Thomas Howard, the Duke of Norfolk is at the heart of the village, as is the delightful St Lawrence's Church. The village also benefits from a courtyard of independent, local businesses including dentists, hair salon & ladies boutique, busy café & tea rooms and newly opened local pub. The surrounding West Norfolk countryside is on the doorstep with various opportunities for walks in the village and nearby woods. There are local amenities in the Wootton's including doctors surgery, primary schools, mini-markets & vets with King's Lynn town centre & Hardwick Retail Park providing further shopping opportunities, both of which are around a 15 minute drive away. King's Lynn is fortunate to benefit from a mainline railway to London Kings Cross via Ely & Cambridge and the nearby cities of Norwich & Peterborough are both around 1 hours drive via the A47 trunk road. **Woodmans Cottage** is an attractive brick & carrstone faced converted barn with red pantiled roofs at the end of Lower Road on Nightmarsh Lane in the old part of the village – a quiet a peaceful location with no passing traffic. The property, understood to have been converted in the 1980's and then significantly upgraded again by the present owners in recent times, now offers spacious accommodation with 27' living room, well-appointed breakfast kitchen and two double bedrooms with ensuite to the master. Accessed via Nightmarsh Lane, the property benefits from a gravel driveway providing parking for several vehicles and a South facing garden currently laid to lawn for low maintenance. The accommodation comprises;

Breakfast Kitchen 18' x 12' 4" (5.49m x 3.76m)

Dual aspect with fitted shaker style wall & base units, worksurfaces, ceramic Belfast sink with monobloc tap, point & space for a electric range cooker with extractor over, integrated fridge/freezer, integrated dishwasher, integrated washer/dryer, tiled floor, tiled surrounds, radiator, BT telephone point and external door.

Living Room 27' 7" x 14' (8.41m x 4.27m)

Dual aspect with French doors to the garden, feature brick fireplace with wood burner and oak mantle, exposed beams, 2 radiators, points for wall lights & television aerial point.

Inner Hall 12' 5" x 4' 1" (3.78m x 1.24m)

With airing cupboard housing the hot water cylinder, second cupboard housing the gas fired boiler & programmer and radiator.

Bedroom 1 13' 8" x 13' 3" (4.17m x 4.04m)

With radiator.

Ensuite 7' 3" x 5' 1" (2.21m x 1.55m)

With low level WC, pedestal hand basin, panelled bath, tiled floor, tiled walls, towel radiator and storage cupboard.

Bedroom 2 14' 2" x 13' 5" (4.32m x 4.09m)

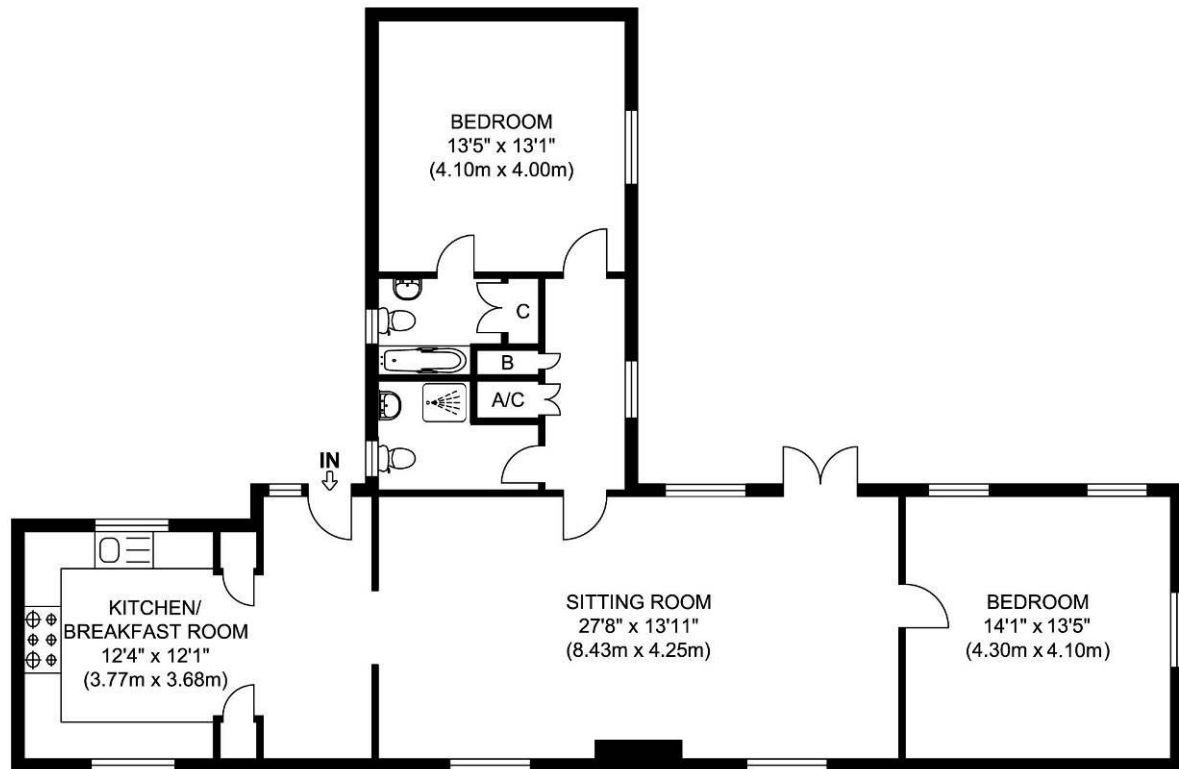
Dual aspect with fitted wardrobes and radiator.

Shower Room 7' 2" x 6' 4" (2.18m x 1.93m)

Wet room style with low level WC, pedestal hand basin, thermostatic shower, tiled floor, tiled walls, towel radiator, extractor and shaver point.

The Grounds The gardens are of a favourable South facing aspect and wrap around the sides & front of the property. There is a paved patio accessed off the living room with the remainder being laid to lawn for easy maintenance. At the rear there is a gravel driveway providing parking and a **Store Room** 13' 3" x 6' 8" (4.04m x 2.03m) with 2 personal doors and lighting.





Woodmans Cottage, Lower Road, Castle Rising, King's Lynn, PE31 6AD

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

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 "E" with a current annual charge of £2,492.66, 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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