



The Old House  
South Wootton | Kings Lynn | PE30 3LB

## FIVE BEDROOM FAMILY HOME FULL OF HISTORY AND CHARM



The Old House is an exquisite five-bedroom detached family home situated in the popular village of South Wootton. This exceptional home is the oldest property in South Wootton, it should come as no surprise that the house boasts an array of classic and traditional features. The west-facing garden is the perfect space to entertain guests and relax as a family. The outside space also boasts a large driveway offering ample off-road parking together with a double garage.







# KEY FEATURES

- Substantial Detached Five-Bedroom Family Home
- Three Generous Light and Airy Reception Rooms
- Large Kitchen Breakfast Room, Utility Room and Ground Floor W.C
- Accommodations Arranged Over Three Floors of Living Space
- Exceptionally Light and Well-Proportioned Rooms
- Large Mature West-Facing Garden
- Large Private Drive and Garage
- Sought After Location
- NO CHAIN
- The Total Accommodation Extends To 2,324sq.ft

## A Wonderful Family Home

The Old House is an exquisite property that stands out as something special. It's the oldest property in South Wootton, so it should come as no surprise that the house boasts an array of classic and traditional features. There are certainly modern elements in each of the many rooms, but these have been designed with the property's history in mind. The Old House has been the current owners' family home for over 50 years, and it has been a wonderful home during that time. They describe it as being "perfect in size and location, within a welcoming community of many different ages", which is apparent as you explore the local area.

The current owners describe The Old House as the "perfect family home", and it's easy to see why. With its five good-sized bedrooms and more than enough living space, it's a house that works well for a growing family. It's a unique property and the charm and personality have been created over time. It's called The Old House for a reason, and the current owners describe how it's a property that "has sheltered generations of families and will continue to be a perfect family home for many more generations". With the historic beams and brickwork, the character can be felt as you move from room to room.

## Light and Large Rooms

There is a lot of light throughout the house, making it a bright and welcoming property, with aspects on all sides delivering natural light. The living room is light and large, and it's the ideal space for family gatherings. That is especially true during the summer when direct access to the garden is sure to come in handy. When it's cold outside its always warm with family around the hearth at the centre of the house.









# KEY FEATURES

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The current owners mention how “Christmas is always brilliant in The Old House, as it is big enough downstairs to have everyone together.”

There is a lot of living space to enjoy at The Old House, including a reception hall, drawing room, dining room, and a study and music room. Whether you want to spend time with friends and family or relax with a good book after a busy day, you won't be short of space to relax. The property also has a breakfast room and kitchen, a space that's practical and easy to use.

## Sprawling Garden and Great Location

The west-facing garden of The Old House is the perfect size to be manageable, but with enough space to entertain guests, relax as a family and for kids to run around. There are outbuildings and parts of the garden perfect for building dens and having adventures. The outside space also boasts a large driveway and a double garage.

With good access to the big cities, whilst having the tranquility of a village, The Old House boasts a fantastic location. It has good local facilities and a friendly, close-knit community while still feeling private and peaceful. The infant and junior schools have always been regarded as some of the best in the area, and both are only a few minutes walk away.

The property is not far from Sandringham, the silver sands of sunny Hunstanton Beach and North Norfolk, while it is also well connected to Cambridge and London. You can explore the surrounding areas and enjoy the exciting adventures available, such as Sandringham Woods or Castle Ache, which are only a quick cycle ride away.











































# INFORMATION

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## On The Doorstep

The older part of the village of South Wootton is based around the village green and St Mary's church, there has however been a fair amount of new housing built since the 1960s. There are two schools in South Wootton, South Wootton First School and South Wootton Junior School, a chip shop, a post office, hairdressers, chemist, veterinary surgery, grocery shop and farm shop, also a village pub overlooking the village green within walking distance. There is a doctors surgery in the next village of North Wootton just one mile away.

## How Far Is It To?

The Hanseatic town of Kings Lynn lies approximately 3 miles to the South West of South Wootton with its array of shops, restaurants and The Corn Exchange, together with the main railway station to London Kings Cross which can be reached in approximately 1hr and 40 mins. The Royal Estate of Sandringham is 5 miles to the north and The North Norfolk seaside town of Hunstanton is 13 miles away. South Wootton is within easy access of the local golf courses and bird reserves, somewhere to while away the hours

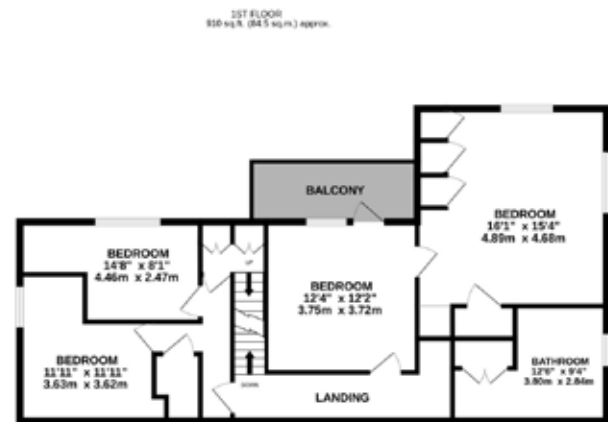
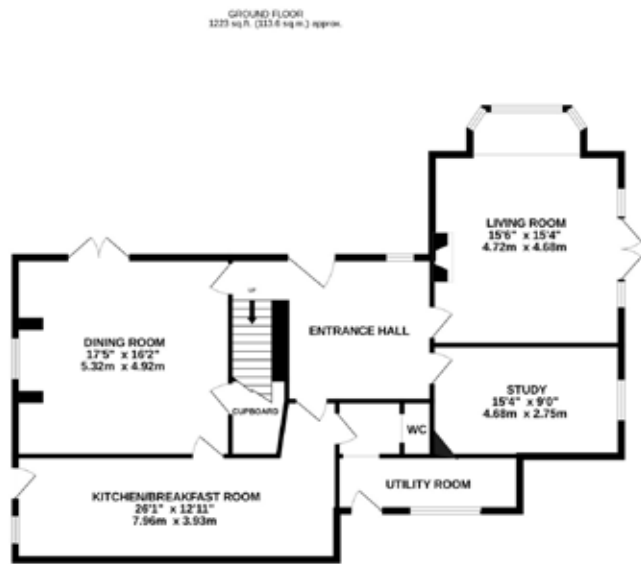
## Services, District Council

GFCH, Mains - Water & Drainage  
Kings Lynn and West Norfolk Borough Council  
Council Tax Band F

## Tenure

Freehold





TOTAL FLOOR AREA : 2324 sq.ft. (215.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.





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