



THE STORY OF

Larkins Cottage

6 Lynn Road, Castle Rising, King's Lynn, Norfolk
PE31 6AB

Idyllic Countryside Village Location

Traditional Carrstone and Brick Construction

Generous Plot Just Under Half an Acre (STMS)

Stunning Meadow and Woodland Views

Characterful Interiors with Beams and Fireplace

Rustic Kitchen with Modern Conveniences

Three Spacious Double Bedrooms

Luxury Bathroom with Bath and Shower

Wrap-Around Gardens with Summer House

Close to Sandringham Estate and King's Lynn



Situated within one of Norfolk's most picturesque and popular villages, Larkins Cottage is an enchanting home which seamlessly combines historic charm with modern comfort. Built from the region's distinctive carrstone, along with brick, this characterful cottage is both timeless and inviting - offering an idyllic countryside lifestyle just moments from King's Lynn and the Royal Sandringham Estate.

Set on a generous plot of just under half an acre (stms), the surroundings here are simply breathtaking. To the rear, far-reaching views stretch over open meadowland, while mature woodland to the side enhances the sense of privacy and tranquillity. The beautifully maintained front lawn provides an elegant approach to the home, setting the tone for the warmth and character found within.

Stepping inside, a boot room and utility provide a practical yet charming entrance - ideal for country living and kicking off muddy boots after a long walk. The kitchen is the heart of the home, brimming with rustic character yet equipped with modern conveniences. It leads seamlessly into the dining room, which in turn flows into the cosy living room, where a feature fireplace, exposed timber beams, and brickwork create a wonderfully inviting space to gather with family or unwind after a day outdoors.

A study at the rear of the property provides a peaceful workspace or quiet retreat to enjoy the tranquil surroundings, while a neighbouring shower room adds extra convenience.



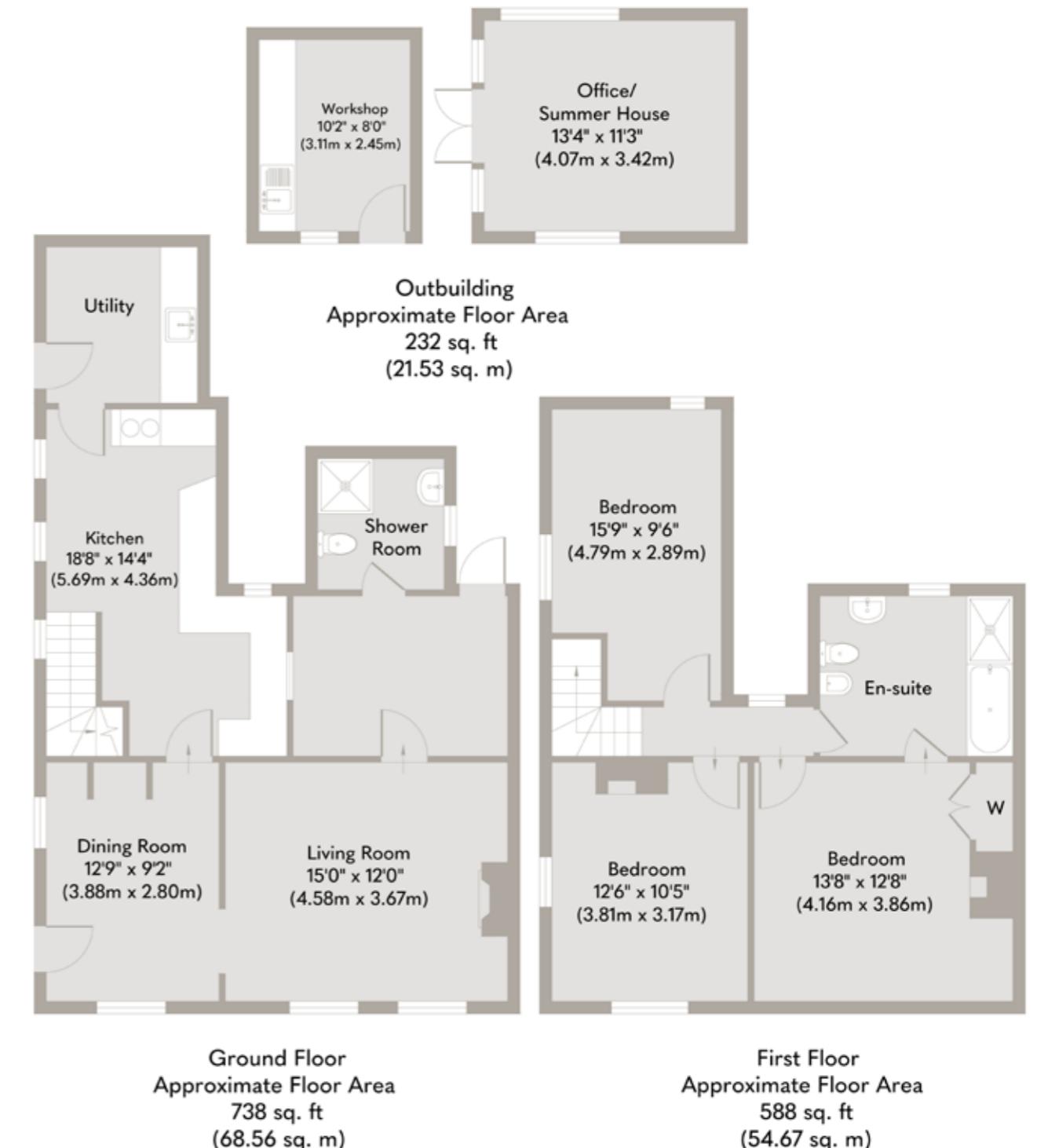


Rising to the first floor, three beautifully proportioned double bedrooms offer serene countryside views, each exuding a sense of calm and comfort. The family bathroom is a luxurious haven, boasting both a separate bath and shower, with dual access serving as an en-suite to the principal bedroom.

The wrap-around gardens offer a wonderful blend of open space and secluded corners, with carefully planted borders and mature trees enhancing the natural beauty of the setting. A small brick outbuilding provides additional storage or potential for a creative workshop, while a timber summer house offers the perfect spot to sit and watch the sunset over the breathtaking meadowland beyond.

Castle Rising is renowned for its historic charm, with its famous castle ruins, quaint tea rooms, and strong village community. The nearby Sandringham Estate offers endless opportunities for leisurely walks and outdoor pursuits, while the bustling market town of King's Lynn is just a short drive away - offering independent shops, restaurants, and excellent transport links.

With its idyllic setting, stunning views, and beautifully preserved character, Larkins Cottage is more than just a home - it's a lifestyle waiting to be embraced.



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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Castle Rising

A RICH HERITAGE, A VIBRANT FUTURE

Within an Area of Outstanding Natural Beauty, the historic village of Castle Rising boasts a wealth of history, including one of England's most famous 12th-century castles, with its keep among the finest surviving examples. The village also offers a tea room, dentist, dress shop, and pub, all just on the outskirts of King's Lynn.

Perched on the River Ouse, King's Lynn has been a centre of trade and industry since the Middle Ages, with its rich history reflected in the many beautiful buildings lining the historic quarter. King Street, once known as 'Stockfish Row' for its fish merchants, features a listed building every 26ft, earning praise from Sir John Betjeman as one of England's finest walks.

With Cambridge, Peterborough, and Norwich all within an hour's drive and a direct rail link to London King's Cross in just 1 hour 40 minutes, King's Lynn continues to attract professionals seeking an easy commute. The town offers a mix of high street retailers, independent restaurants, and cultural attractions, including The Majestic Cinema, Alive Corn Exchange, and St George's Guildhall, the UK's largest surviving medieval guildhall.

To the west, a stunning cluster of Georgian architecture surrounds The Walks, a Grade II listed 17-hectare park, once a favourite for elegant promenades. Families still enjoy weekend strolls and Sunday concerts, while The Red Mount, once a stop for pilgrims heading to Our Lady of Walsingham, offers breathtaking elevated views.



Note from Sowerbys



"It's quite remarkable to have a world-famous place like The Royal Sandringham on your doorstep."



SERVICES CONNECTED

Mains water, electricity, gas, and drainage. Gas-fired central heating and a log burner.

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

D. Ref:- 9542-3944-3202-1474-9204

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.

LOCATION

What3words: ///dictation.machinery.helpers

AGENT'S NOTE

The property has a right-of-way over the privately owned access drive on neighbouring land.

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SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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