



The Birches House
65 Castle Rising Road | South Wootton | Norfolk | PE30 3JA

BY ROYAL APPOINTMENT



Set back from Castle Rising Road behind a five-bar gate and a sweeping shingle drive, this substantial period detached home in one of West Norfolk's most desirable residential areas is believed to have been commissioned by Queen Victoria for her chauffeur.

With elegant proportions, a versatile layout and beautifully stocked gardens, this wonderful family home offers both privacy and a warm, welcoming atmosphere.

All just minutes from King's Lynn and the North Norfolk coast.



KEY FEATURES

- A Substantial Detached Family Home in the Village of South Wootton
- Five Double Bedrooms, Two with Bay Windows and a Shower Room with Separate WC
- Spacious Drawing Room with Log Burner and Dining Room with Open Fireplace, Both Dual Aspect
- Morning Room Adjacent to Kitchen, Separate Utility Room
- Large Garden Room Extension
- Gardens with Established Planting to Front and Rear extend to more than 0.5 of an acre (stms)
- Large Garage to Rear and Ample Parking on the Shingled Drive
- The Accommodation inc Garage extends to 2,358sq.ft
- Energy Rating: D

The property is understood to have been commissioned by Queen Victoria for her chauffeur at Sandringham, and the house next door was also built by the royal family for one of its gardeners too. The house later served as a doctor's residence. "My parents bought the property in 1979 when we moved up from London for my father's new job at Berol Pens in King's Lynn," the current owner explained. "They were lucky to view the house first before it actually went on the market, and fell in love immediately with what is a great family home."

Well-Loved & Well-Cared For

Over the years, the house has seen thoughtful updates: "They had the house refurbished at the time they purchased it, including new central heating and rewiring, plus plumbing and decorating throughout. In the last ten years, they have also had a new roof installed, and new pvc sash windows, a new bathroom, and 'The Garden Room' extension was also a later addition."

So Much To Offer

"It is a lovely double fronted villa with a dual aspect in the dining room overlooking the gardens," the owner said. The Birches House stands out for its striking approach and light-filled interiors. "What sets the property apart from many in the area is the lovely drive with a nice view of the house from the road which is double fronted. It has lovely large light airy rooms with high ceilings, architrave and their original features, and a log burner in the dining room and an open fire in the drawing room making lots of rooms cosy and great for get-togethers."





KEY FEATURES

And this is topped off by its location, with a leafy green road into town to the right while, to the left, there's the golf club and Castle Rising Castle, with the North Norfolk coast beyond."

Favourite Spaces

The house is filled with spaces that invite relaxation and togetherness. "Favourite rooms in the house are firstly the 'morning room' which is just next to the kitchen and where most meals were taken, except when the dining room was used for gatherings and Sunday roasts. This is also a lovely room which has a double aspect. The morning room was the 'hub' of the house where we would work, eat and watch TV." The garden room, a more recent addition, has been used "as an extension next to the morning room and it's a lovely room to relax and enjoy the garden as two walls are glass-windowed, and the underfloor heating has meant it can be used all year round."

The Gardens

The gardens are a true highlight, offering space, privacy and year-round interest. "The house sits on a site of over half an acre and has a large well-stocked garden to both the front and rear, including a large garage to the rear. It contains many trees and well-established shrubs which, over time, were added to by my parents as they were both keen gardeners. The garden was maintained by them with the help of various local gardeners over the years – the last one was a retired gardener from the Sandringham Estate."

On Leaving

Reflecting on their time at The Birches, the owner says, "The house is a beautiful family home with loads of space. As it's so close to everything, it was constantly filled with all our friends either just stopping by or as a meeting point before we went out. It always seemed filled with people, fun and laughter. All the stories from our lives as we grew up always seemed to either start at the house or end there when we arrived back home again. It's a shame to be selling such a lovely home, but as we have all moved on, it's time for another family to make it their home and start making their own stories."

























INFORMATION



On The Doorstep

South Wootton is one of West Norfolk's most sought-after addresses. "Castle Rising Road is one of the more prestigious roads in town, with the convenience of great access to all the local amenities including the golf club, rugby club, highly regarded schools, GPs surgery, good pubs and shops, which are all within easy walking distance." When further amenities are required, King's Lynn is a short drive away – the town is well served with a broad range of shops, supermarkets, restaurants, a ten-pin bowling alley, swimming pool, football club, cinema, theatre and three churches, as well as weekly markets and numerous events throughout the year. Other amenities within the town include the Queen Elizabeth Hospital, primary schools, three secondary schools, a college and a library.

How Far Is It To?

"King's Lynn train station gives easy access to Cambridge, London and Stansted," the owner said. King's Lynn town centre and the mainline rail station are approximately 3 miles away, providing a regular train service to those destinations. The North Norfolk Coast, including destinations such as Hunstanton and Holme-next-the-Sea, is around 20 minutes by car, while the Sandringham Estate is about 6 minutes away. Norwich can be reached in just over an hour via the A47. The A47 and A149 are both easily accessible, offering excellent road links to the rest of Norfolk and beyond.

Directions

From the centre of King's Lynn, take the A1078/Edward Benefer Way north towards South Wootton – this turns into Low Road. Take the left turn signposted for North Wootton and Castle Rising into Castle Rising Road. The property is set back from the road on the left, clearly identified by a Fine & Country For Sale Board

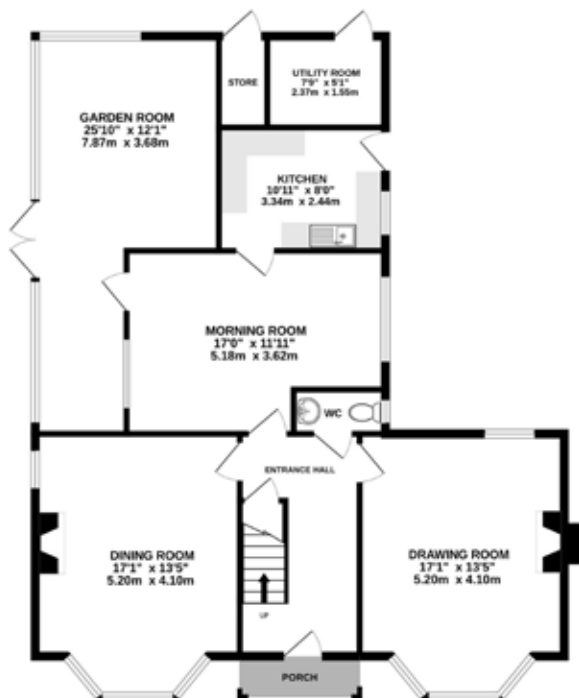
Services, District Council and Tenure

Gas Central Heating, Mains Water, Mains Drainage
Broadband Available - please see www.openreach.com/fibre-checker
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk
King's Lynn and West Norfolk Borough Council - Council Tax Band F
Freehold

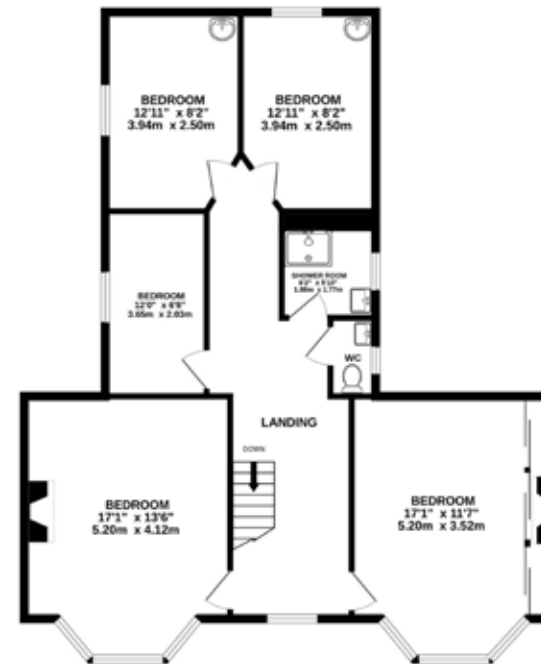
GARAGE
270 sq.ft. (25.1 sq.m.) approx.



GROUND FLOOR
1125 sq.ft. (104.1 sq.m.) approx.



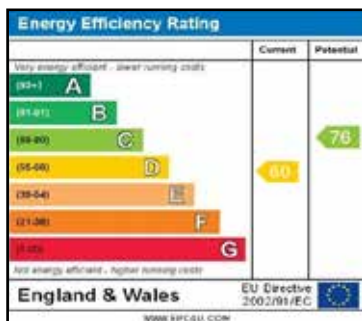
1ST FLOOR
967 sq.ft. (89.9 sq.m.) approx.



TOTAL FLOOR AREA : 2358 sq.ft. (219.1 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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