

LANDLES



Home Farm | Castle Rising | Norfolk



TO LET

Delightful period residence suitable for family occupation
in superb Conservation village setting.

*Attractive, private part walled gardens with outbuildings
including Studio / Office.*

Main line rail links to Cambridge & London King's Cross from King's Lynn.

RENT: £2,200 pcm exc

Folio: L/550tr

- 3 Receptions
- Breakfast Kitchen
- 4/5 Bedrooms



- 2 Bathrooms
- Gas Fired Radiator C.H.
- Garden Studio / Office

Home Farm is an attractive period brick and tiled former farm house located in the highly sought after Conservation village of Castle Rising nationally known for the Castle. This is a delightful small village with Church and public house and just a short drive to King's Lynn Golf Club. King's Lynn is about 3 miles and there is easy access to the renowned countryside and coastline. The accommodation is well laid out with well-proportioned rooms and useful interconnecting doors to bathrooms for flexibility. The gardens are a particular feature offering a good level of privacy with high walling to the Northern boundary and bordering rolling grazing pasture to the South. There are useful outbuildings including a detached studio/office. The accommodation comprises:

Front porch

With brick pillars and half glazed entrance door to

Reception Hall

15' x 11'6" (4.57 m x 3.50 m),

With wood burning stove and Georgian style surround, arch to recess to side, wide opening with double fold back doors with Gothic trim to

Drawing Room

15'4" x 14'6" (4.64 m x 4.42 m),

Double aspect, with fireplace and Georgian timber mantel surround, dado, double French doors to garden, Georgian style fitted bespoke bookcase with marble paint effect.

Inner Halls

With vestibule area to side entrance door.

Cloakroom

With handbasin, space for coat hanging leading to

Separate W.C.

With low level W.C.

Dining Room

15' x 14'5" (4.57 m x 4.42 m)

With former fireplace, recess with bespoke joinery breakfront cabinet.

Breakfast Kitchen

15' x 11'4" (4.57 m x 3.42 m)

Double aspect, with flag stone floor, oven, hob and units and rear entrance door.

Pantry

9'5" x 6'1" (2.89 m x 1.82 m)

With flag stone floor and shelving.

Stairs to First Floor Galleried Landing

Airing cupboard with large factory lagged tank, immersion heater and shelving.

Master Bedroom 1

15'6" x 13'3" (4.72 m x 4.03 m)

Double aspect, with old fireplace, built-in single cupboard, built-in double cupboard with shelving.

En-Suite Bathroom

11'6" x 11'2" (3.50 m x 3.42 m)

With roll top bath, low level W.C., twin bowl vanity unit with cupboards below, fitted double cupboard, interconnecting door to

Bedroom 2

15' x 15' (4.57 m x 4.57 m)

With old style fireplace

Bedroom 3

15'1" x 9'5" (4.57 m x 2.89 m)

With built-in triple cupboard

En-Suite Bathroom

11'7" x 5'7" (3.50 m x 1.67 m)

With pedestal handbasin, low level W.C., bath and interconnecting door to

Bedroom 4

15' x 9' (4.57 m x 2.74 m)

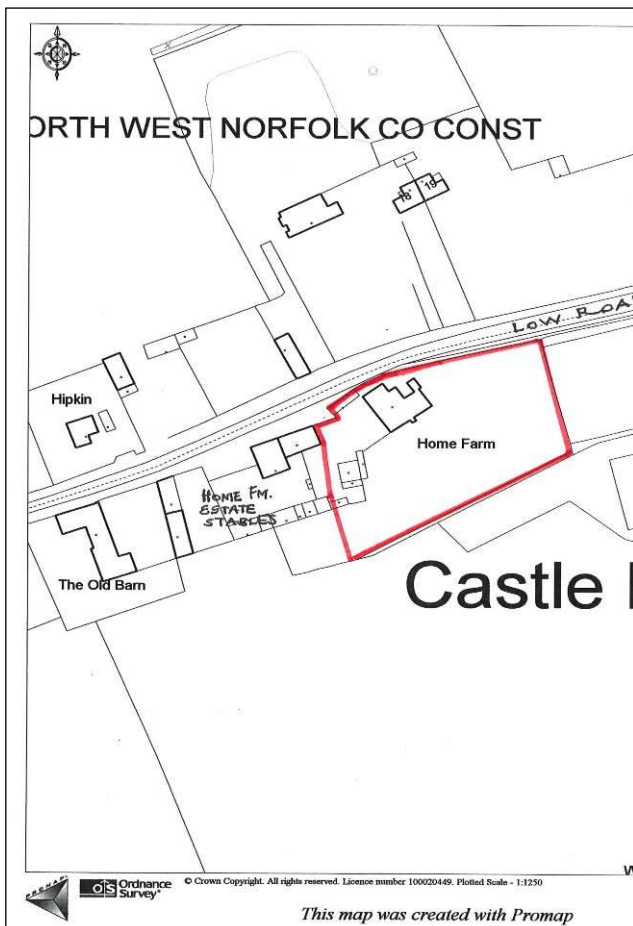
With double cupboard and old fireplace

Child's Room/Bedroom 5

10'3" x 5'3" (3.12 m x 1.60 m)

With double cupboard

Continued...



Outside

Attached to the side of the house near the kitchen entrance door:

Utility Room

10'3" x 10'2" (3.12 m x 3.04 m)

With stone sink

Separate W.C.

Opening to Boiler House

10' x 8'4" (3.04 m x 2.51 m)

With gas boiler

Studio/Office

13'1" x 16'9" (3.96 mx 5.10 m)

Double aspect, with canopy porch, with double doors, lined out, power.

Side Fuel Store

Lean-to Garden Too Store, further brick and tiled store.

The Grounds

From Lower Road there is a field gate entrance to ample gravel parking/turning yard leading to the rear gardens mainly laid to lawn, mature and well stocked.

Directions

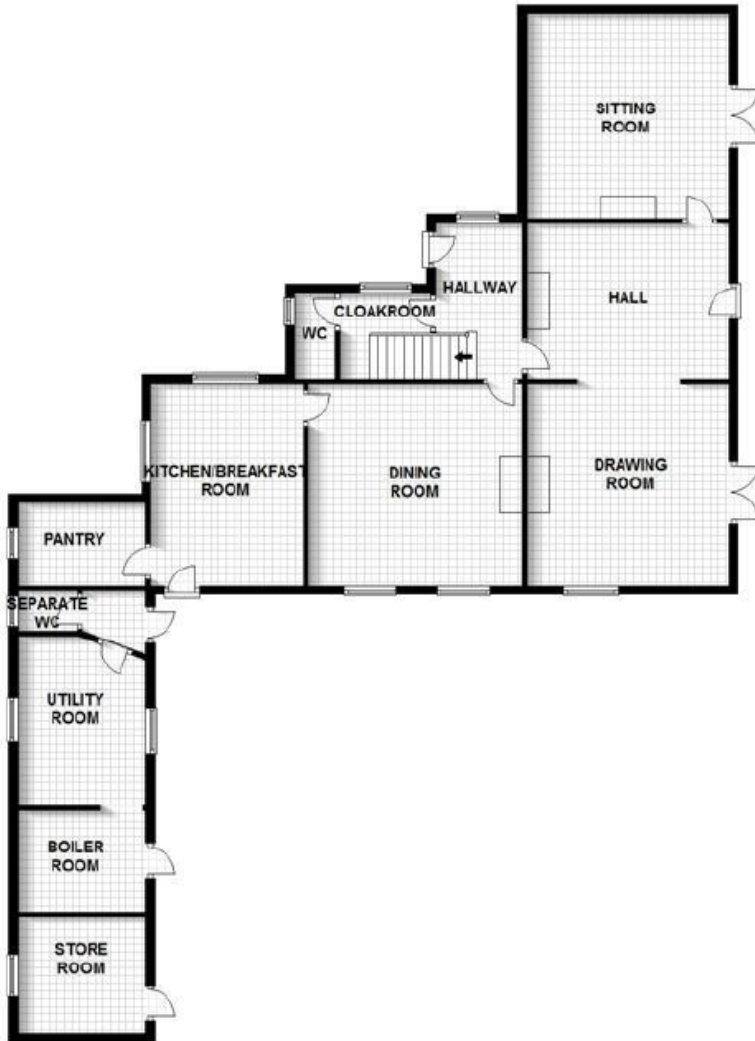
From King's Lynn proceed out of town to the Wootton traffic lights. From Edward Benefer Way turn left at the light into Castle Rising Road. Go past King's Lynn Golf Club and into Castle Rising. Around the short right bend take the left turn down into Lower Road. Bear right at the bend and Home Farm is along the right – past the stables – identified by a white field gate.





GROUND FLOOR

APPROX. 145.3 SQ. METRES (1563.9 SQ. FEET)



FIRST FLOOR

APPROX. 115.3 SQ. METRES (1241.2 SQ. FEET)



TOTAL AREA: APPROX. 260.6 SQ. METRES (2805.1 SQ. FEET)



Council Tax

Enquiries indicate the property is assessed at Council Tax Band "F" with a current annual charge of £3,174.96, 2024.

Rent due on Commencement

Minimum one month's rent plus any part month due upon commencement.

Deposit

One month's rent or 5 x weekly rent deposit, [subject to landlord's instructions] will be required upon commencement of the tenancy. TDS: where LANDLES are so instructed all deposits are held in our statutory Client's DEPOSIT Account in accordance with the government approves TDS scheme. Full details will be provided upon entering a new Agreement.

Applications

Potential tenants should make an application on a Tenancy Application Form available from the Agents offices or online at: www.landles.co.uk Applications are always subject to references. Application Guide: the Landlord will seek evidence of annual employment / income IRO 3.5 times the annual rent.

Proof of Identity documents

To comply with the requirement of the Anti-Money Laundering Directive prospective tenants will be required to provide the usual proof of identity documents at the stage of formal Application. Right to Rent Checks: Where required by law all proposed occupants will be required to provide appropriate documentation at the application stage. The LANDLES Privacy Statement is available to view online at: www.landles.co.uk or upon request.

Viewing

Further details and arrangements for viewing may be obtained from **LANDLES**.

Negotiations

All negotiations in respect of this property are to be carried out strictly via the Agents, **LANDLES**.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

IMPORTANT NOTES | LANDLES for themselves and for the Vendors or Lessors of this property whose Agents they are give notice that (i) the particulars are produced in good faith and are set out as a general guide only do not constitute any part of a contract and LANDLES accepts no responsibility for any error omission or mis-statement in these particulars (ii) no person in the employment of LANDLES has any authority to make or give any representation or warranty **whatever** in relation to this property (iii) any plans produced on these particulars are for illustrative purposes only and are not to scale, any area or other measurements stated are subject to measured survey (iv) unless specifically referred to in these particulars any chattels, garden furniture or statuary, equipment, trade machinery or stock, fittings etc is excluded from the sale or letting whether appearing in images or not (v) Applicants should make their own independent enquiries into current USE or past use of the property, any necessary permissions for use and occupation and any potential uses that may be required (vi) all prices and rents are quoted subject to contract and NET of VAT unless otherwise stated (vii) the Agents take no responsibility for any costs applicants may incur in viewing the property, making enquiries or submitting offers (viii) any EPC indicated in these particulars is produced independently of LANDLES and no warranty is given or implied as to its accuracy or completeness.

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