

# LANDLES



**Mill House | Castle Rising | Norfolk**



## **TO LET**

**A substantial country residence in secluded woodland setting  
with 6 bedrooms & 4 reception rooms.  
4 miles from King's Lynn – Easy Access to Norfolk coast & countryside –  
Close to Sandringham**

**RENT: £3,000 pcm**

Folio: C/487tr

- Reception Hall
- 4 Reception Rooms
- Breakfast Kitchen
- Utility Room
- Cloakroom

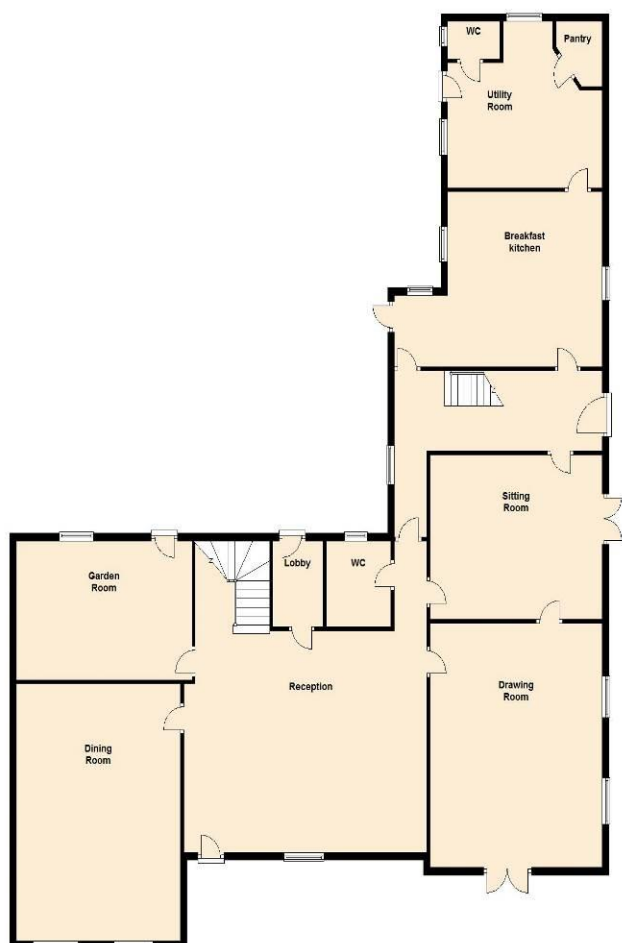


- 6 Bedrooms
- 3 En Suite Bathrooms
- Separate Bathroom
- Driveway & Walled Gardens

**Mill House** is well situated amongst its own grounds accessed via a long driveway off a private roadway serving only a small number of cottages, with the Babingley River running by. It is most conveniently placed for easy access to the town, the delightful countryside and the extensive coast of West & North Norfolk. The property offers particularly spacious family accommodation with a flexible layout over three floors.

**Castle Rising** is a sought-after conservation village well known for its' Norman Castle and is a sought after residential location in North West Norfolk just to the North of King's Lynn. It is well placed for easy access to a wide range of local amenities, countryside and coastline.

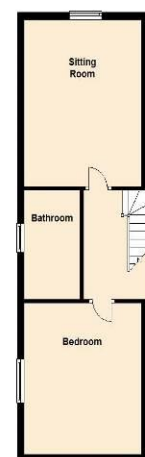
Ground Floor



First Floor



Second Floor





**Reception Hall**

24' 05" x 19' 00" (7.44m x 5.79m)

**Dining Room**

22' 00" x 16' 06" (6.71m x 5.03m)

**Garden Room**

16' 01" x 12' 00" (4.9m x 3.66m)

**Drawing Room**

21' 06" x 15' 06" (6.55m x 4.72m)

**Sitting Room**

17' 01" x 14' 02" (5.21m x 4.32m)

**Breakfast Kitchen**

17' 04" x 11' 02" (5.28m x 3.4m)

**Utility Room**

17' 03" x 13' 06" (5.26m x 4.11m)



*North West Norfolk..... a great place to live.*

**Bedroom 1**

22' 00" x 16' 05" (6.71m x 5m)

**En-suite Bathroom**

12' 04" x 8' 06" (3.76m x 2.59m)

**Bedroom 2**

21' 06" x 15' 06" (6.55m x 4.72m)

**En-suite Bathroom**

17' 01" x 14' 02" (5.21m x 4.32m)

**Bedroom 3**

16' 09" x 12' 10" (5.11m x 4.22m)

**Bedroom 4**

17' 01" x 14' 08" (5.21m x 4.47m)

**Bathroom**

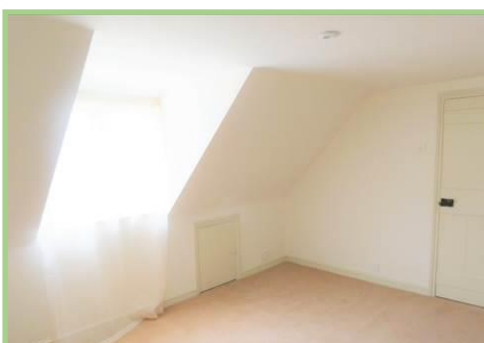
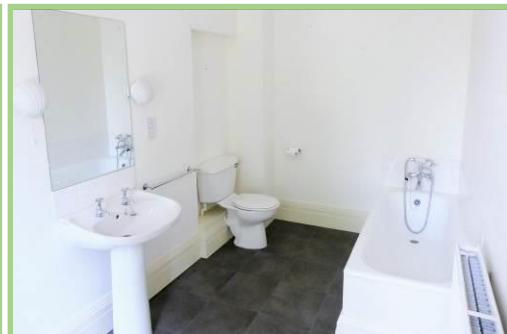
14' 11" x 10' 11" (4.55m x 3.33m)

**Second Floor****Sitting Room / Bed 5**

14' 03" x 11' 08" (4.34m x 3.56m)

**Bedroom 6**

13' 01" x 12' 01" (3.99m x 3.68m)







### Floor Plans

Floor plans attached to these particulars give a guide as to layout.

### Council Tax

Enquiries indicate the property to be in Council Tax Band "F" with an annual charge of £3,320.18 2025/26

### Tenancy

The property is available to rent, unfurnished. The Landlords preference is for a Company Let

### Rent due on Commencement

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

### Applications

Potential tenants should make an application on a *Tenancy Application Form* available from the Agents offices or online at: [www.landles.co.uk](http://www.landles.co.uk)

Applications are subject to references at all times.

Application Guide: the Landlord will seek evidence of annual employment / income IRO 3.5 times the annual rent.

### Deposit

One month's rent or 5 x weekly rent deposit, [subject to landlords 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 approved TDS scheme. Full details will be provided upon entering a new Agreement.

Guarantor: In some instances, the Landlord may require a Guarantor to the Agreement.

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](http://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.

# LANDLES

**Selling & Letting**  
Town & Country property in  
King's Lynn and  
throughout West Norfolk  
*Since 1856*

Blackfriars Chambers | Blackfriars Street  
King's Lynn | PE30 1NY

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**E: [info@landles.co.uk](mailto:info@landles.co.uk) | [www.landles.co.uk](http://www.landles.co.uk)**

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