

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

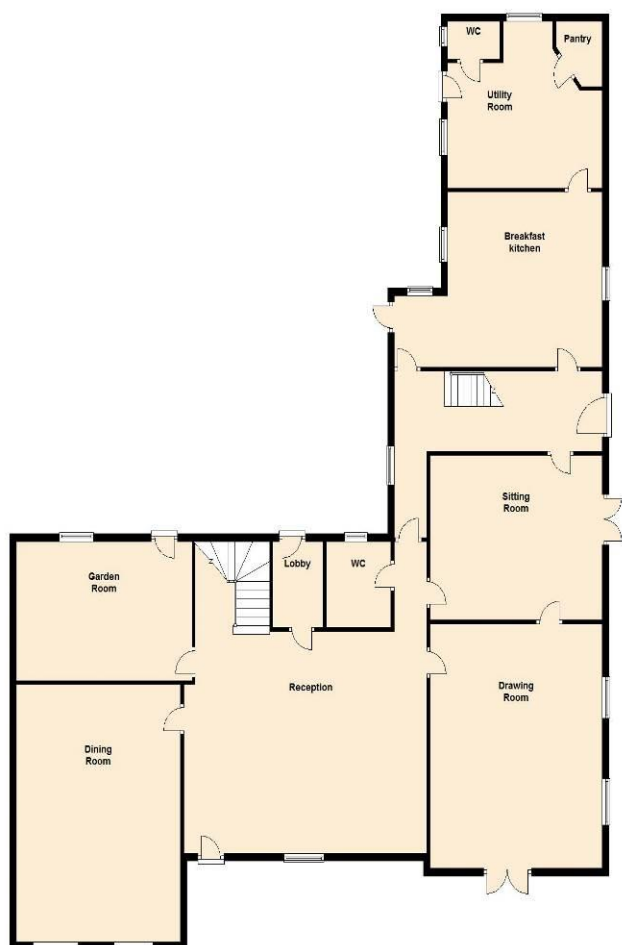


- 6 Bedrooms
- 3 En Suite Bathrooms
- Separate Bathroom
- Driveway & Walled Gardens

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.

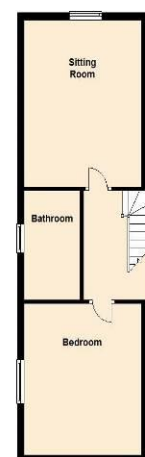
Ground Floor



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

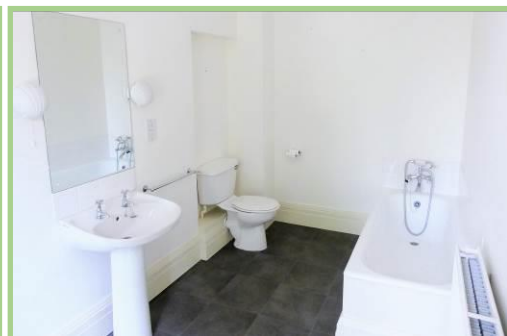
14' 11" x 10' 11" (4.55m x 3.33m)

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, on a new Assured Shorthold Tenancy, minimum initial period of 6 months. Longer initial fixed terms may be possible subject to individual Landlords requirements.

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

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 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
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King's Lynn and
throughout West Norfolk
Since 1856

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

Tel: 01553 772816

E: info@landles.co.uk | www.landles.co.uk

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