



Middleton Hall

Middleton PE32 1SP

BROWN & CO



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First Floor Apartment

Superb Grade II Listed Georgian House

Open-Plan Living Accommodation

Communal Areas & Grounds

Adjacent to Middleton Golf Club

Views over Parkland Setting

Perfect Residence or 'Lock and Leave'

Beautiful Views

Must be Viewed



LOCATION

Middleton, a quaint village situated four and a half miles from King's Lynn along the Norwich Road, exudes a peaceful charm. At its heart lies Middleton Towers, originally constructed as a fortified castle in the 14th Century. Today, the village embodies a more refined atmosphere, boasting a splendid church and a welcoming pub. Residents benefit from local amenities including shops, a post office and Middleton Golf Club. For broader conveniences, King's Lynn offers an array of shops, schools, a hospital, and other essential services, all conveniently nearby. The King's Lynn station provides hourly trains to London King's Cross, with a journey of approximately 1 hour and 40 minutes, Sandringham House is in close proximity, and the stunning North Norfolk Coast is just a short drive away.

THE PROPERTY

Brown&Co offers a one bedroom apartment located on the first floor of Middleton Hall; an impressive Grade II Listed Georgian Country House featured in Pevsner's Buildings of England. This striking white estate has been thoughtfully transformed into nine exquisite apartments in 2005, within picturesque parkland. The hall itself spans three stories, showcasing a painted limestone facade topped with a hipped slate roof. Inside, you'll find a wealth of original features, including a splendid open string staircase,

classic sash windows, elegant panelling, and stunning marble and cast-iron fireplaces. An ornate skylight adorned with decorative plaster molding, depicting the four seasons, adds to the hall's character. An interesting piece of history is that in the grounds of the house is the grave of a horse that survived the Charge of the Light Brigade in 1854. The horse was brought back to England by a member of the Everard Family, and ended its day on the estate.

Positioned to the South, the apartment offers views across well-manicured lawns. Adjacent to Middleton Hall is Middleton Hall Golf Club, an 18-hole course, a floodlit driving range, practice putting greens, a welcoming Clubhouse, and a Pro Shop.

To fully appreciate the beauty of this apartment and its surroundings, a viewing is essential. While currently occupied full-time, these properties serve as ideal 'lock and leave' residences for those as second homes or with overseas properties. The layout consists of an entrance hall, a period reception room with curved wall, seamlessly connected to a well-fitted kitchen, a bedroom and a bathroom.

Residents can relish in the communal areas and grounds, including the magnificent panelled entrance hall that leads to the full-height hall and staircase, as well as convenient access to the golf club. The property is offered on a leasehold basis, with each of the nine

apartment owners holding an equal share in the freehold.

TENURE

Each apartment has a 125 year lease from conversion. Annual Ground Rent of £100

All owners have a share of 1/9 of the freehold. All resident's now pay £210 per month. This covers expenses such as communal bills, electricity, water, gardening, buildings insurance, and general maintenance of the building. There is a restriction on animals residing in the building.

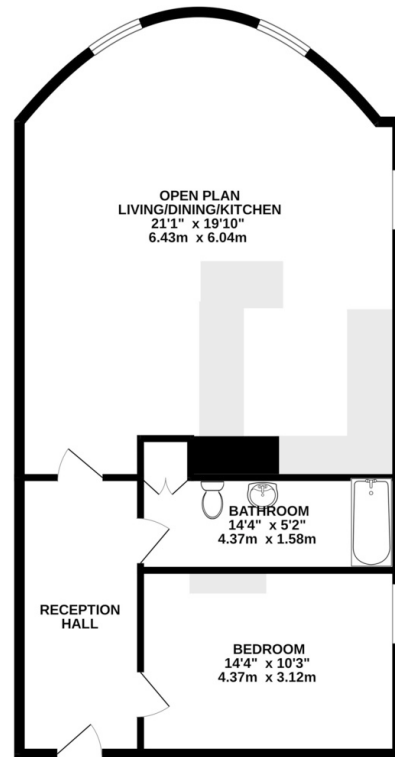
VIEWING PROCEDURE

Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01553 770771 / kingslynn@brown-co.com

BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer Brown&Co are required to verify the identity of the buyer to comply with the requirements of The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulation 2017.

GROUND FLOOR
814 sq.ft. (75.6 sq.m.) approx.



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