



THE STORY OF

# Graywood House

*Castle Rising, Norfolk*

SOWERBYS



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# Graywood House

Lynn Road, Castle Rising,  
Norfolk, PE31 6AA

Magnificent Six Bedroom, Three En-Suite Main House

Accompanying Three Bedroom Annexe

Total Plot of just over 1.8 Acres (STMS)

Outbuilding with Store, Studio and Gym

Six Reception Rooms

Log-Burner for Cooler Months

Two Balconies with Woodland Views

Large Patio Terrace

Off-Road Parking for Multiple Vehicles

Desirable Commuter Village Location

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“...the entrance hall sets a tone of grandeur and sophistication.”

In this particularly exceptional residence, luxury meets tranquillity in a stunning fusion of traditional charm and elegance with modern comfort and convenience. Situated within a desirable, leafy commuter village, this exquisite property enjoys a total plot of just over 1.8 acres (STMS) and offers an enviable sanctuary for discerning buyers seeking the perfect blend of timeless character, green space, and joyful indulgence.

As you step into the main house, you're greeted by an entrance hall adorned with vaulted ceilings and a curved mezzanine balcony, setting a tone of grandeur and sophistication.

The ground floor features a carefully considered layout incorporating six receptions - to one end is a bespoke kitchen with large central island that gently divides the open-plan aspect, as it extends into a breakfast room. A separate dining room is ideal for more formal or seasonal gatherings.

Through the centre and for those who may be remote working or home studying, there is a bright office with french doors, and the neighbouring family room provides a place for solace and relaxation.





To the opposite end, the sitting room with bi-fold doors invites the outdoors in, and a games room offers endless entertainment possibilities featuring a further set of bi-folds to invite and amplify the sense connectivity and satisfying flow felt throughout. Come the winter months, an additional snug room is a pleasant extra retreat, whilst back in the sitting room a cosy log-burner radiates warmth and ambiance through the space - perfect for chilly evenings spent in the comfort of home.

Upstairs, there are six bedrooms, three of which have their own en-suite. Two suites also feature walk-through dressing rooms, with the principal offering the added luxury of a balcony overlooking the fabulous landscaped garden and woodland beyond. All bedrooms have access to a bathroom with a separate bath and shower, ensuring comfort and convenience for every member of the household.





In addition to the main house, an accompanying three bedroom single-storey annexe provides flexible living arrangements, featuring an open-plan kitchen/family room with french doors opening to the outdoors. The annexe offers the versatility to use one of the bedrooms as a sitting room, also with french doors for seamless indoor-outdoor living.

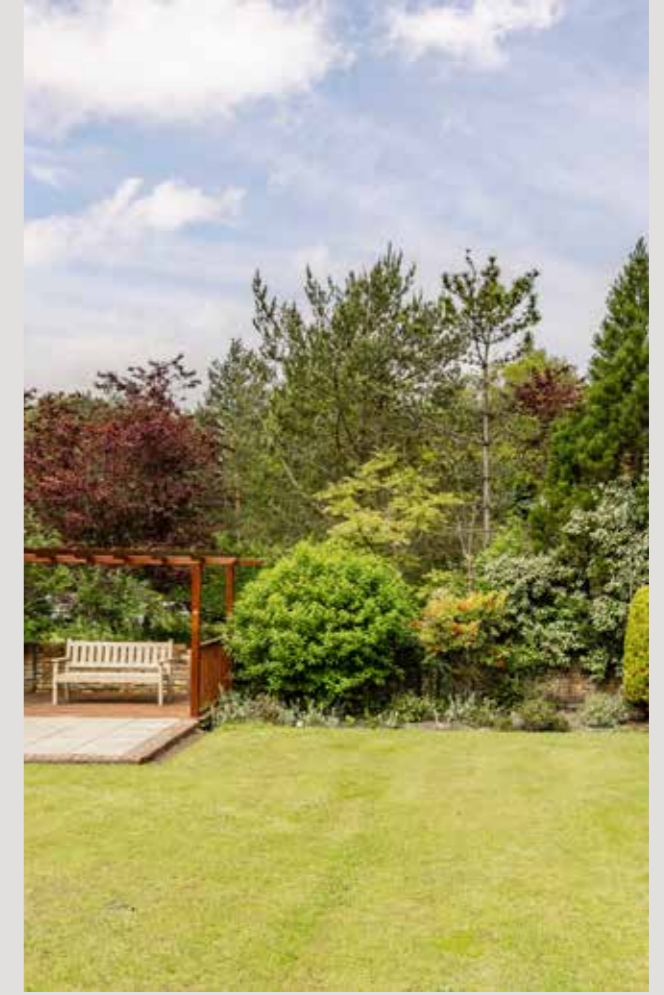
Further enhancing this exceptional property is a separate outbuilding with store room, studio, and gym to serve creative pursuits or fitness activities.

Meticulous attention to detail and design is evident both internally and externally with the main house having been extended sympathetically to retain the 'chocolate box' kerb appeal of local cottages, whilst the additional outbuildings are styled to appear as an accompanying coach house with stables.

Located just over the road from the King's Lynn Golf Course and within easy reach of the picturesque North Norfolk coast and Royal Sandringham Estate, as well as the historic market town of King's Lynn with its old town and quayside delights, this residence offers the perfect balance of rural tranquillity and urban convenience.

Don't miss the opportunity to make this exquisitely modernised sanctuary your own, where every detail has been carefully crafted to provide the ultimate luxury living experience. Schedule a viewing today and prepare to be captivated by the charm and elegance of this remarkable property.







“...sympathetically extended, the home retains the ‘chocolate box’ kerb appeal of local cottages.”



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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ALL THE REASONS

# Castle Rising

IN NORFOLK  
IS THE PLACE TO CALL HOME



Within an area of Outstanding Natural Beauty, with a wealth of history including one of the most

famous 12th century castles in England with the keep being amongst the finest surviving examples in the country. The historic village of Castle Rising also offers a tea room, dentist, dress shop and a pub, whilst being conveniently located just on the outskirts of King's Lynn.

Perched on the banks of the River Ouse, King's Lynn has been a centre of trade and industry since the Middle Ages, and its rich history is reflected in the many beautiful buildings which still line the historic quarter.

King Street, which runs from Tuesday Market Place to the Custom House, was once known as 'Stockfish Row' for the number of fish merchants that lived there. With a listed building every 26ft, Sir John Betjeman described it as one of the finest walks in England.

With Cambridge, Peterborough and Norwich all within an hour's drive and a direct rail line into London King's Cross arriving in the capital in just 1 hour 40 minutes, King's Lynn continues to attract a growing number of professionals seeking an easy commuter route. It's easy to see the appeal of this central location with a clutch of high street retailers and independent restaurants in the town's Vancouver Centre. The Majestic Cinema and King's Lynn Alive Corn Exchange are the place to catch a film or show, or check out what's on at St George's Guildhall, the UK's largest surviving medieval guildhall, today a vibrant arts centre.

A stunning cluster of Georgian architecture sits to the west of town and the streets surrounding The Walks, a Grade II listed, 17-hectare park where elegant folk once promenaded. Families still enjoy weekend walk or a Sunday concert in the park and don't miss The Red Mount, once a wayside stop for pilgrims headed to the shrine of Our Lady of Walsingham, to take in the incredible, elevated views.



Note from Sowerbys



The garden at Graywood House

"...the perfect balance of rural tranquillity and urban convenience."

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## SERVICES CONNECTED

Mains electricity and water. Private drainage. Gas fired central heating.

## COUNCIL TAX

Main house - band G. Annexe - band A

## ENERGY EFFICIENCY RATING

Main house - D. Ref:- 3900-2432-0722-3290-3873

Annexe - C. Ref:- 8034-5125-6300-0349-8222

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above.

Alternatively, the full certificate can be obtained through Sowerbys.

## TENURE

Freehold.

## LOCATION

What3words: ///film.easygoing.woven

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