



THE STORY OF

# Corner Cottage

*Castle Rising, Norfolk*

SOWERBYS





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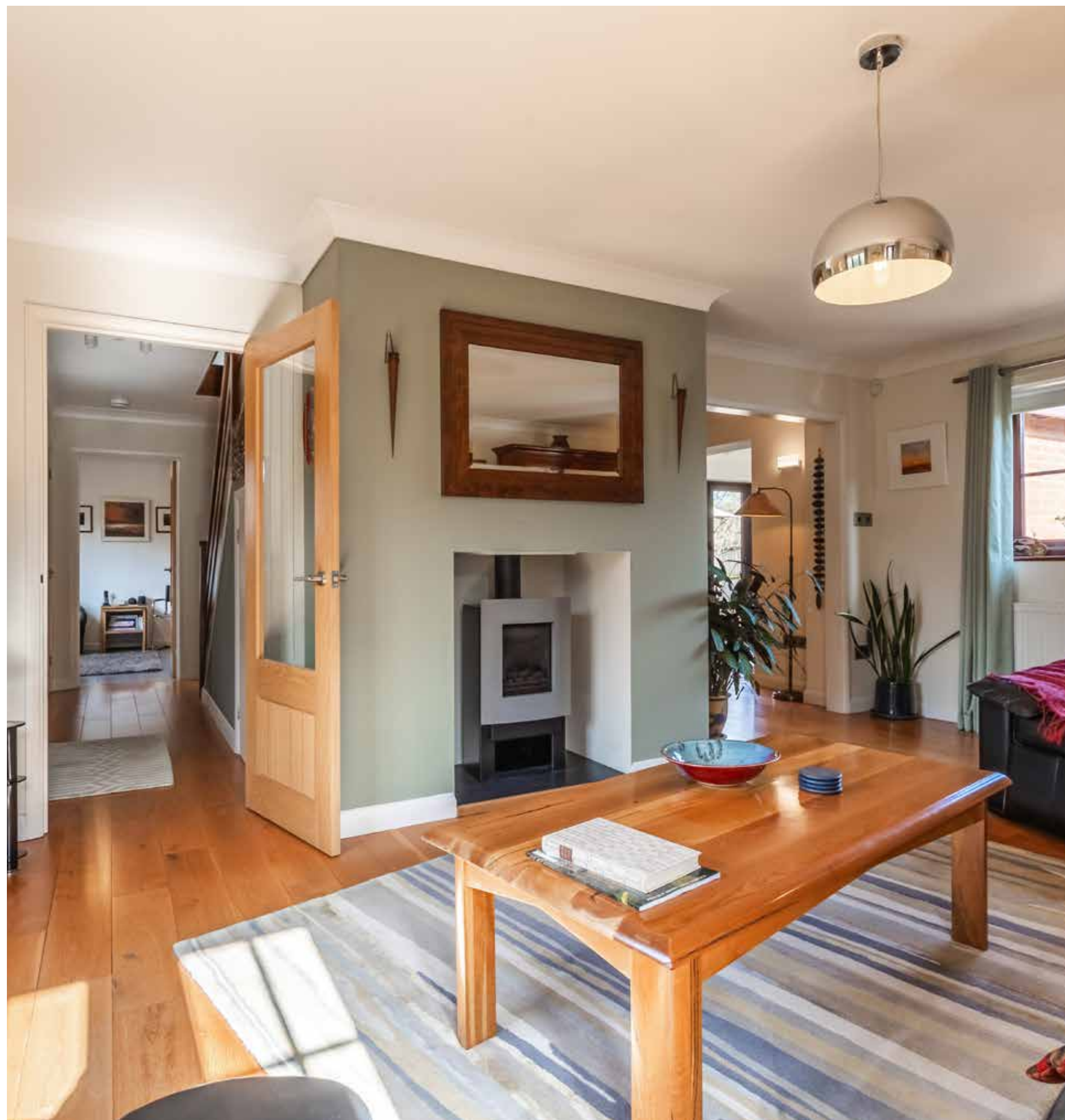
Castle Rising, Norfolk  
PE31 6AD

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Charming Four Bedroom Cottage  
Self-Contained One Bedroom Annexe  
Spacious and Light-Filled Interiors  
Modern Kitchen and Utility Room  
Luxurious Principal Suite  
Beautifully Landscaped Gardens  
Private Driveway and Parking  
Desirable Historic Location  
Close to Coast and Amenities

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Located in the heart of the historic and picturesque village of Castle Rising, Corner Cottage is an exceptional four-bedroom home offering a seamless blend of modern comfort and timeless charm. With a self-contained one-bedroom annexe, stunning gardens, and a highly desirable location, this property presents a rare opportunity to embrace countryside living while remaining well-connected to nearby amenities.

Stepping inside, the home immediately welcomes you with a warm and inviting atmosphere, featuring high-quality finishes and a layout designed for modern family living. The spacious living room, with its elegant gas-fired stove, provides the perfect spot to relax, while the adjoining garden room, bathed in natural light, creates a peaceful retreat with views over the garden.

At the heart of the home is a beautifully appointed kitchen/dining room, offering ample workspace and storage, perfect for both casual dining and entertaining. A separate dining room enhances the home's entertaining potential, while a ground-floor WC and utility room add convenience.

Upstairs, four generously sized bedrooms provide comfortable accommodation, including a luxurious principal suite complete with a private en-suite bathroom. Bedroom four currently serves as an additional office space which offers flexibility for home working or creative pursuits.

One of the standout features of Corner Cottage is the converted garage, now a stylish and fully self-contained one-bedroom annexe. Ideal for a home office, multi-generational living, guest accommodation, or even holiday let potential, this space includes a bedroom, shower room, and a well-equipped kitchenette/living area, ensuring complete independence while still being connected to the main home.





Our favourite spots in the house include the lounge, the garden room and the secret patio. Our favourite view is of the village from just about every window.





The cottage sits on a generous plot with beautifully maintained gardens, mature trees, and charming seating areas, perfect for alfresco dining or simply soaking in the tranquil village surroundings. A private gravel driveway provides ample parking, and the custom made garage doors maintain the property's traditional character.

Living in Castle Rising is like stepping into a storybook setting, with its stunning 12th-century castle, renowned as one of the best-preserved Norman castles in England. The village boasts quaint tea rooms, a traditional pub, and scenic walking trails, all while being just a short drive from the vibrant market town of King's Lynn and the stunning North Norfolk coastline.

Corner Cottage is a truly special home that effortlessly balances historic charm with modern comfort. Whether you're seeking a beautiful family home, a holiday retreat, or an investment property with annexe potential, this home offers it all.



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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# Castle Rising

A RICH HERITAGE, A VIBRANT FUTURE

Within an Area of Outstanding Natural Beauty, the historic village of Castle Rising boasts a wealth of history, including one of England's most famous 12th-century castles, with its keep among the finest surviving examples. The village also offers a tea room, dentist, dress shop, and pub, all just on the outskirts of King's Lynn.

Perched on the River Ouse, King's Lynn has been a centre of trade and industry since the Middle Ages, with its rich history reflected in the many beautiful buildings lining the historic quarter. King Street, once known as 'Stockfish Row' for its fish merchants, features a listed building every 26ft, earning praise from Sir John Betjeman as one of England's finest walks.

With Cambridge, Peterborough, and Norwich all within an hour's drive and a direct rail link to London King's Cross in just 1 hour 40 minutes, King's Lynn continues to attract professionals seeking an easy commute. The town offers a mix of high street retailers, independent restaurants, and cultural attractions, including The Majestic Cinema, Alive Corn Exchange, and St George's Guildhall, the UK's largest surviving medieval guildhall.

To the west, a stunning cluster of Georgian architecture surrounds The Walks, a Grade II listed 17-hectare park, once a favourite for elegant promenades. Families still enjoy weekend strolls and Sunday concerts, while The Red Mount, once a stop for pilgrims heading to Our Lady of Walsingham, offers breathtaking elevated views.



## Note from the Vendor



Ariel view of Corner Cottage

"We live in a fantastic location in the heart of a beautiful and historic village. it really is an Area of Outstanding Natural Beauty."



## SERVICES CONNECTED

Mains electricity, water and drainage. Gas central heating.

## COUNCIL TAX

Band E.

## ENERGY EFFICIENCY RATING

C. Ref: 0135-9327-3400-0937-7202

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: ///expires.rectangular.coaching

## AGENT'S NOTE

Main Residence Council Tax Band E and Annexe is separately rated Band A - we are informed by the vendors that the Annexe currently qualifies for an exemption/relief in this respect and on-going this exemption/relief would be dependent on future use.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

# SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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