



**Carrstone Lodge Pullover Road, Tilney All Saints King's
Lynn PE34 4SG**

welcome to

Carrstone Lodge Pullover Road, Tilney All Saints King's Lynn

Located along the A47, this property offers great links to Norwich, Peterborough, Cambridgeshire and Lincolnshire and sits on a plot of 1.75 acres (subject to measured survey). The main house is detached with four bedrooms and viewing is highly recommended to appreciate what this property has to offer.



Double Glazed Entrance Door To Entrance Hall

Parquet flooring, radiator, two storage cupboards, stairs to first floor

Shower Room

Shower cubicle, low level WC, wash hand basin, double glazed windows

Lounge

17' 11" x 12' 3" (5.46m x 3.73m)

Three double glazed windows, two radiators, inset spotlights, double doors to Dining room and Conservatory

Dining Room

12' 11" x 12' 3" (3.94m x 3.73m)

Parquet flooring, double glazed window, radiator, door to hallway

Conservatory

27' 10" max x 16' max (8.48m max x 4.88m max)

UPVC and brick construction under polycarbonate roof, ceramic tiled floor, two radiators, ceiling fan, double doors to garden

Kitchen/ Breakfast Room

15' x 11' 1" (4.57m x 3.38m)

Base units, roll edge work top, inset stainless steel sink with mixer tap over, space for range cooker, extractor over, space for fridge and freezer, part tiled walls, two double glazed windows, walk-in pantry, radiator, door to:-

Utility Room

12' x 10' 1" (3.66m x 3.07m)

Range of base and wall units, roll edge work top, inset stainless steel sink with mixer tap over, space and plumbing for washing machine, floor standing boiler, wood effect laminate floor, double glazed window, double glazed door to rear and door to:-

Inner Lobby / Boot Room

7' 7" x 9' 10" (2.31m x 3.00m)

Double glazed window, wood effect laminate floor, double glazed exit door to front elevation

Rear Lobby

4' 7" x 9' 11" (1.40m x 3.02m)

Wood effect laminate floor, double glazed exit door to rear

First Floor Landing

Bedroom One

11' 1" x 15' 11" (3.38m x 4.85m)

Two built-in wardrobes, wood effect laminate floor, radiator, double glazed window

Bedroom Two

13' 1" x 11' 1" (3.99m x 3.38m)

Double glazed window, radiator, two built-in wardrobes,

Bedroom Three

10' 7" x 9' 11" (3.23m x 3.02m)

Double glazed window, radiator, recess with shelving and cupboard over

Bedroom Four

10' 5" x 6' 11" (3.17m x 2.11m)

Double glazed window, radiator, built-in cupboard, airing cupboard housing hot water tank

Bathroom

7' 6" x 7' 4" (2.29m x 2.24m)

Shower cubicle, bath with shower mixer tap, low level WC, wash hand basin, tiled walls, double glazed window

Outside

To the front, the gates provide access onto the substantial gravelled parking area giving off road parking for several vehicles and leads to the detached garage block. The first garage/workshop measure 18ft 2" x 12ft and the second garage measures 18ft 2" x 9ft 2" with attached barn which measures 23ft x 18ft 2" which could be ideal for conversion (subject to planning) if you require an annex or even a holiday let. The garden wraps around the property and has been split for multiple usages. There is a polytunnel and raised vegetable beds, a woodland area with beautiful wildlife pond, mature shrubs and trees, plus a large lawned and patio area perfect for entertaining.. The property also benefits from a covered heated swimming pool 24ft max x 24ft max and for those that are looking for an extra bit of entertainment, there is also a games room measuring 25ft 8" x 18ft 8" Part of the garden was once used as a mini caravan/motorhome site and is actually certified as such. There are multiple water and power points available and there is a separate access to this part of the garden. There is also a small toilet block.



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welcome to

Carrstone Lodge Pullover Road, Tilney All Saints King's Lynn

- Reduced from £615,000 to £600,000
- Four Bedrooms
- Two Reception Rooms
- Conservatory
- Two Bathrooms

Tenure: Freehold EPC Rating: D

offers over

£600,000



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Please note the marker reflects the postcode not the actual property



Property Ref:
KLN116958 - 0008

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