



**Holland House, Lynn Road, East Winch, KING'S LYNN, PE32
1NG**

welcome to

Holland House, Lynn Road, East Winch, KING'S LYNN

Located in East Winch which is located midway between Kings Lynn and Swaffham, both of which have a wide range of amenities including shops, schools and leisure facilities. There is a main line station with rail links to Ely, Cambridge and London's Kings Cross Station. Viewing highly recommended.



Entrance Vestibule

7' 7" x 8' 3" (2.31m x 2.51m)

Recently refurbished with glazing to three sides and double doors opening to:-

Reception Hall

15' 11" x 8' (4.85m x 2.44m)

An impressive entrance area with the original tiled flooring and grand staircase to the first floor, doors off to the lounge, dining room, cinema room and archway to kitchen

Lounge

21' 6" max x 16' 3" max (6.55m max x 4.95m max)

A beautifully appointed formal reception room with a curved wall to the side and a marble fireplace, built-in storage to recesses, timber flooring, free standing radiators and sash windows to the front and side elevation

Dining Room

14' 8" x 19' 7" into bay (4.47m x 5.97m into bay)

Bay-fronted reception room with bespoke fitted book cases to either side of the fireplace, Timber floor and cast iron radiators

Kitchen/ Breakfast Room

38' 3" x 12' 1" (11.66m x 3.68m)

An extensive range of base and wall units under Iroko work surfaces with a central island unit incorporating a 5 ring Neff hob. Wood fired original bread oven, integrated appliances include two ovens, dishwasher and fridge, traditional terracotta floor tiles. Off the kitchen is a walk-in pantry which measures 5ft 62 x 5ft 4" also with traditional terracotta floor tiles.

Family Room

24' 9" x 10' 9" (7.54m x 3.28m)

Oak flooring, feature fireplace, windows to front and rear, double doors to side

Utility Room

8' 9" x 7' 8" (2.67m x 2.34m)

Base units with space and plumbing for washing machine and dryer, pamment flooring and window to rear

Boot Room

8' 9" x 5' 8" (2.67m x 1.73m)

Partially glazed side entrance door, pamment flooring, access to the loft space and space for boots, coats and shoes

Lobby

Double doors to pantry with fitted shelving, pamment flooring and door to the cloakroom

Cloakroom

Close coupled WC, pedestal hand basin and traditional terracotta floor tiles. Double doors to the plant cupboard which houses the oil fired central heating boilers

Cinema Room

13' 10" x 13' 9" (4.22m x 4.19m)

Versatile basement room, window to front, storage room

Office

15' 6" x 13' 9" (4.72m x 4.19m)

Basement room with window to front

First Floor Landing

23' 11" x 13' 3" (7.29m x 4.04m)

Timber floor, double glazed sash window, feature ornate fireplace, loft access, fitted shelving, stairs to 2nd floor

Bedroom

14' 11" x 13' 5" (4.55m x 4.09m)

Double glazed sash window, radiator, feature ornate fireplace, fitted shelving/desk, door to:-

Dressing Room

12' 6" x 5' 7" (3.81m x 1.70m)

Storage cupboard, radiator, double glazed window, door to:-

En Suite

10' x 5' 10" (3.05m x 1.78m)

Walk-in shower, low level WC, wash hand basin, heated towel rail, double glazed window

Family Bathroom

18' 6" x 7' 2" (5.64m x 2.18m)

Twin wash hand basins, low level WC, two heated towel rails, ball and claw bath with central mixer tap with rainwater shower head, timber flooring, two double glazed windows

Bedroom

11' x 9' 7" (3.35m x 2.92m)

Double glazed sash window, radiator

Bedroom

15' 9" x 11' 1" (4.80m x 3.38m)

Double glazed sash window, further double glazed window, timber flooring, storage cupboard, fitted shelving unit

2nd Floor Landing

Feature arched double glazed window with views over the church beyond, galleried landing, radiator

Bedroom

15' 2" x 15' (4.62m x 4.57m)

Double glazed sash window, two radiators, two double glazed recess cupboard, door to:-

En Suite

13' 9" x 5' 5" (4.19m x 1.65m)

Walk-in shower, wash hand basin in vanity unit, low level WC, tiled floor, part tiled walls, double glazed window

Bedroom

15' 1" x 14' 11" (4.60m x 4.55m)

Double glazed sash window, timber flooring, two recess cupboards, feature ornate fireplace, loft access

Outside

The property is approached via a 5 bar electric gate leading onto a generous parking area. The rear garden is partly walled and mostly laid to lawn with a paved terrace and various planted borders. Within in the garden is recently constructed timber studio/summerhouse with power and light which is currently being used as an art studio and entertaining space.



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welcome to

Holland House, Lynn Road, East Winch, KING'S LYNN

- Stunning Detached Georgian House
- Five Reception Rooms inc Two Versatile Basement Rooms
- Five Bedrooms over Three Floors
- Two En Suites
- 38ft Kitchen/ Breakfast Room

Tenure: Freehold EPC Rating: E

£625,000



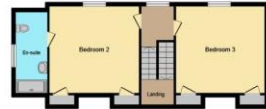
Basement



Ground Floor

First Floor

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Second Floor



Outbuilding

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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Property Ref:
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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01553 771337



KingsLynn@williamhbrown.co.uk



40-42 King Street, KING'S LYNN, Norfolk, PE30 1ES



williamhbrown.co.uk