



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



**welcome to**

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

\*Guide Price £600,000 - £650,000\*

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



### 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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## **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  
Council Tax Band: G

guide price

**£600,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
KLN118450 - 0006

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