

Church Farmhouse, 42 Lynn Road, Wimbotsham, King's Lynn.

£1,850 Per

- 7 spacious bedrooms
- 3 modern bathrooms
- 5 reception rooms
- Character property charm
- Large surrounding garden
- Courtyard with outbuildings
- Private rear garden
- Front and rear gardens
- Located in King's Lynn
- Viewing recommended

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Entry Hallway

15'2" x 24'0"

This grand hallway invites you into the property with its high ceiling, neutral décor, and staircase.The space is bright and spacious, offering ample room for welcoming guests and everyday living.

Living Room

16'11" x 21'10"

The living room is a large, elegant space with a bay window that floods the room with natural light and offers views over the garden. The neutral carpet and walls are complemented by the classic fireplace, creating a warm and inviting atmosphere perfect for relaxing or entertaining.

Dining Room

19'3" x 15'11"

Kitchen

15'6" x 15'7"

The kitchen is generously sized and well-equipped, with a practical layout featuring ample worktops and plenty of cabinetry. The large window brings in plenty of daylight.

Side Lobby

4'7" x 5'9"

A smaller utility room adjacent to the second kitchen, providing extra storage or laundry facilities.

WC

5'8" x 5'2"

An additional WC is located near the secondary kitchen and utility area, providing convenient facilities on the ground floor.

Study

15'9" x 12'2"

This versatile room could be used as a study or home office, benefiting from good natural light and a quiet position in the house. The room is neutral and spacious, making it suitable for a variety of uses including a study or a secondary living space.

WC

8'0" x 2'7"

There is a downstairs WC, practical for guests and everyday use, conveniently located near the main living areas.

Utility Room

15'10" x 7'6"

A well-equipped utility room with plenty of space for laundry and household tasks, featuring dark cabinetry and a window providing natural light.

Pantry

15'9" x 8'11"

The pantry is a practical utility space with built-in storage and counter space, ideal for additional food preparation or as a laundry room.

Kitchen 2

15'9" x 9'8"

This secondary kitchen space is compact but functional, ideal for additional cooking or catering needs. It includes storage cupboards and a window for daylight.

Office

17'3" x 13'9"

The office is a large room with good natural light from multiple windows and a peaceful feel, suitable for working from home or as a creative space.

Sunroom

12'11" x 17'4"

The sunroom is a wonderfully bright and spacious room with windows on three sides providing panoramic views of the garden and countryside beyond, making it a perfect spot for relaxing or enjoying the landscape.

Bedroom 1

20'3" x 15'5"

Bedroom 2

16'6" x 16'3"

Bedroom 3

16'11" x 8'12" m

Bedroom 4

16'11" x 12'6"

Bedroom 5

15'9" x 12'2"

Bedroom 6

17'1" x 15'12"

Bedroom 7

13'11" x 11'7"

En-Suite

9'5" x 5'9"

This bathroom includes a bath, toilet, and wash basin.

Bathroom 1

11'1" x 12'10"

A spacious bathroom featuring a bathtub, wash basin, and toilet a window

A remarkable character property set over 5,476 square feet perfect for those seeking character and space. Five spacious reception rooms and seven bedrooms provide flexible living for large or multigenerational families.

This extensive home features seven well-appointed bedrooms and three bathrooms, ensuring that everyone has their own private space. The character of this property is evident throughout, with unique architectural details that add to its charm and appeal. Recently renovated in 2024, the property features fresh decor and new carpets throughout, along with a modern shower room. Having once been two dwellings the generous layout allows for versatile living arrangements, making it suitable for both large families and those who enjoy hosting gatherings.

For convenience, there is ample driveway parking, ensuring ease of access to the property.











Floor 1

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Approximate total area(1)

2507 ft²

232.7 m²

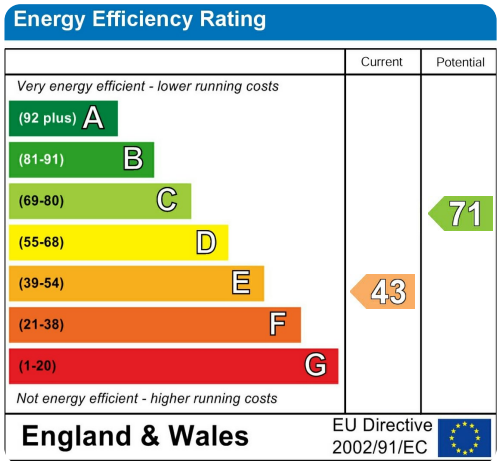
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Council Tax Band - G



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.