



## “Brickley Rise” | Lynn Road | Ingoldisthorpe



**The delightful Norfolk period residence with origins dating back to the 18<sup>th</sup> Century faced in attractive sawn carrstone with brick quoins and clay pantiled roofs. Positioned centrally within its ‘parkland’ style plot of C. 1.5 acres (stms) and originally forming part of the adjacent Ingoldisthorpe Hall.**

*Short distance from the renowned North Norfolk Coastline  
& Royal Sandringham.*

*Accommodation extending to almost 2,000 sq.ft. with 3 Reception Rooms, 4  
Bedrooms & 3 Bathrooms.*

*Fully refurbished with high specification fit out within recent years.*

**Purchase Price £795,995**

Folio: L/628ts







- Triple Aspect Living Room
- Snug
- Dining Room
- Breakfast Kitchen
- Utility Room



- Cloakroom
- 4 Bedrooms, 2 Ensuities
- Family Bathroom
- Grounds Extending to C. 1.5 acres (stms) in Parkland Setting
- No Onward Chain

Located in the village of Ingoldisthorpe, only a short drive from the North Norfolk coast and neighbouring the Royal Sandringham Estate, is **Brickley Rise** – a fine, most attractive residence constructed in a quintessential Norfolk style with carrstone façade finished with quoins and pitched pantiled roof. Understood to date back to the 18<sup>th</sup> Century, the property once formed part of the adjacent Ingoldisthorpe Hall originally as ‘Laundry Cottage’ and was purchased by our Client when the hall separated it from their ownership around 13 years ago. Accessed via a private gated driveway through woodland, the property sits fairly centrally within its mature, secluded grounds of approximately 1.5 acres (stms) which comprise of formal gardens with sandstone patio areas plus paddock set into the hillside, all with views delightful over neighbouring fields. Parking for several vehicles with turning space is comfortably afforded by the large gravel driveway at the front with room to add a cartshed or garage if required, subject to usual planning. The internal accommodation on offer is spacious and airy extending to around 2,000 sq.ft. whilst still managing to retain a cosy, cottage like feel. There are 3 dual aspect reception rooms, a fitted country kitchen with cream shaker style units and central island with breakfast bar, a useful utility/boot room along with 4 bedrooms to the first floor, 2 ensuite shower rooms and a family bathroom. Various improvements have been carried out by the Vendor during their ownership, the most recent of which and at expense is the newly installed air source heat pump which serves the property via a wet radiator central heating system. **Ingoldisthorpe** along with the villages of Dersingham & Snettisham are popular residential locations well stocked with a range of amenities including mini-markets, primary schools, and various well regarded eateries including The Old Store and Rose & Crown. There are many local walking opportunities around the villages and on nearby Snettisham Beach with RSPB reserve well known for attracting a variety of migrating birds.

#### **Living Room** 19' 3" x 13' 9" (5.87m x 4.19m)

Triple aspect with French doors to the rear patio area, decorative fireplace with surround, tiled hearth & electric feature fire, 2x radiators with TRV's, points for wall lights and skirting. Door to;

#### **Snug** 13' 11" x 13' (4.24m x 3.96m)

Dual aspect with radiator with TRV, points for wall lights, BT telephone point and skirting. Door to;

#### **Dining Room** 16' 10" x 14' 1" (5.13m x 4.29m)

Dual aspect with part glazed side entrance door, stairs to First Floor Landing, understairs cupboard, 2 radiators with TRV's, points for wall lights, digital room thermostat and skirting. Door to;

#### **Cloakroom** 6' 9" x 3' 8" (2.06m x 1.12m)

With low level WC, pedestal hand basin, tiled splashback, towel radiator, vinyl flooring, inset ceiling spotlights, extractor and skirting.

#### **Breakfast Kitchen** 14' 2" x 13' 8" (4.32m x 4.17m)

Dual aspect with fitted wall & base units, freestanding island with breakfast bar, fitted worktops, 1 ½ bowl sink with drainer & monobloc filtered water tap, point & space for a range cooker with extractor above, integrated dishwasher, 2x undercounter fridges (1 with freezer box), integrated bin, tiled splashback, tiled floor, inset ceiling spotlights, radiator with TRV and skirting. Steps down to;

#### **Utility / Boot Room** 9' 6" x 8' (2.9m x 2.44m)

With part glazed entrance door, fitted wall & base units, fitted worktops, ceramic sink with monobloc tap, integrated bench seat with storage under, plumbing & space for a washing machine, space for a tumble dryer, tiled floor, radiator with TRV, inset ceiling spotlights and skylight window.

#### **Stairs to First Floor Landing**

With airing cupboard housing hot water cylinder, separate storage cupboard, radiator with TRV, inset ceiling spotlights, points for wall lights and skirting.

#### **Bedroom 1** 13' 11" x 12' 2" (4.24m x 3.71m) (Plus Dressing Area)

Dual aspect with fitted cupboards, radiator with TRV, inset ceiling spotlights to dressing area and skirting.

#### **Ensuite** 7' 1" x 6' 11" (2.16m x 2.11m)

With WC with hidden cistern, vanity basin unit with ceramic sink, mixer tap and cupboard under, shower cubicle with thermostatic shower & glazed screen, tiled floor, tiled walls, inset ceiling spotlights, towel radiator with TRV, extractor and electric wall heater.

#### **Bedroom 2** 14' 5" x 9' 3" (4.39m x 2.82m)

Dual aspect, radiator with TRV and skirting.

#### **Ensuite** 10' 8" x 4' 8" (3.25m x 1.42m)

With low level WC, vanity basin unit with ceramic sink, mixer tap and cupboard under, shower cubicle with thermostatic shower & glazed door. Tiled surrounds, vinyl flooring, inset ceiling spotlights, towel radiator with TRV, extractor, electric wall heater and skirting.

#### **Bedroom 3** 12' 1" x 8' (3.68m x 2.44m)

With fitted cupboard, radiator with TRV and skirting.

#### **Bedroom 4** 12' x 7' 8" (3.66m x 2.34m)

With radiator with TRV and skirting.

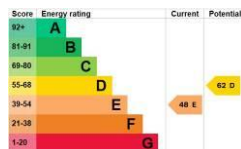
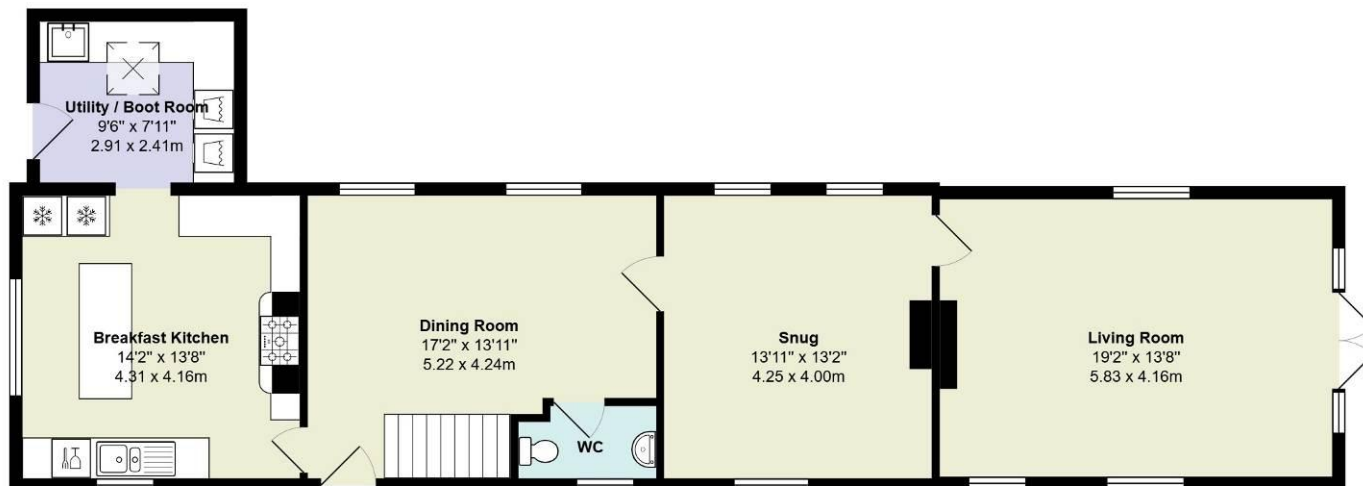
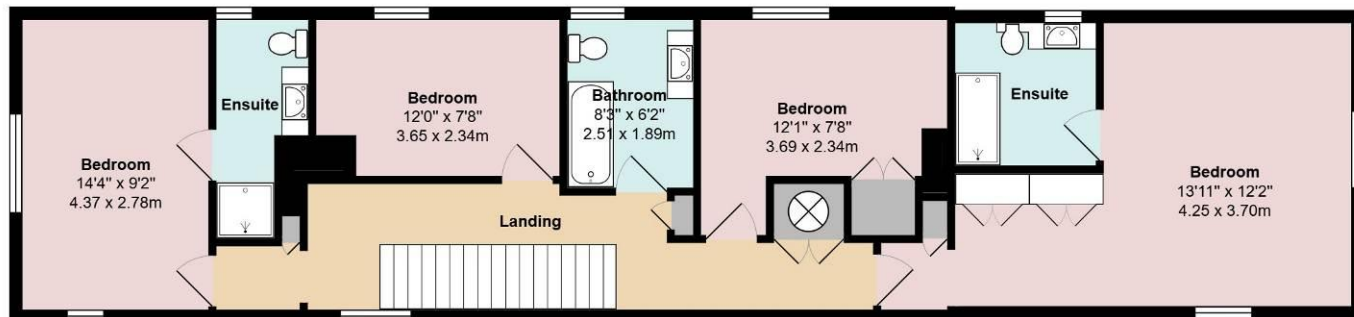
#### **Family Bathroom** 8' 3" x 6' 7" (2.51m x 2.01m)

With low level WC, vanity basin unit with ceramic sink, mixer tap and cupboard under, panelled bath with glazed screen and mixer tap with shower extension, inset ceiling spotlights, towel radiator with TRV, tiled surrounds, vinyl flooring, extractor, electric wall heater and skirting.

### The Grounds

Brickley Rise is situated in parkland style grounds of circa 1.5 acres (stms), being that the property once formed part of the adjacent Ingoldisthorpe Hall. Well set back and not visible from Lynn Road, the property is accessed via a private wooded and gated driveway with onward leads to a large gravel driveway comfortably providing parking for multiple vehicles in front of the main house. The formal gardens wrap around the house which are mostly laid to lawns with sandstone patios laid to the East, South & West sides of the house, providing pleasant seating areas to take full advantage of the sun throughout the day and views over the neighbouring rolling countryside. Of particular note is the timber summerhouse – positioned in the corner of the main garden, this is supplied with electricity, water provision and a WC and whilst is currently used as a washroom, it could make an ideal space for those who work from home or a tranquil garden room over the summer months. Beyond the formal garden is the separate paddock set into the hillside to the East of the house. This is currently laid to pasture and could either make an extension to the existing formal garden, or have potential for equestrian use. Note: Brickley Rise has rights of access over the private driver from the road. The electric gates belong to Brickley Rise and are placed by prior arrangement with the driveway owners.





## Brickley Rise, Lynn Road, Ingoldisthorpe, Norfolk PE31 6NQ

Total Area Approx: 1880 ft<sup>2</sup> ... 174.6 m<sup>2</sup>

Illustration for identification purposes only. All measurements are approximate and not to scale.

**Photographs** Some of the photographs included in these particulars have been supplied by the Vendor.

**Energy Performance Certificate (EPC)** The EPC for this property is provided by an Energy Assessor independent of LANDLES. Applicants should view the complete EPC report online at <https://www.epcregister.com/reportSearchAddressByPostcode.html> and searching by postcode.

**Services** Mains water & electricity are understood to be available. Independent drainage. Underground gas tank serving Range cooker. These services and related appliances have not been tested.

**Business Rates** Enquiries indicate the property is currently assessed for Business Rates, being a property used for holiday lettings. Rateable Value @ £4,550 2026/2027.

**Tenure** Freehold. Vacant possession upon completion.

**Viewing** Further details and arrangements for viewing may be obtained from the appointed selling agents, **LANDLES**

**Negotiations** All negotiations in respect of this property are to be carried out strictly via the Agents, **LANDLES**

**Anti-Money Laundering Directive:** Prospective purchasers will be required to provide the usual PROOF OF IDENTITY documents at the stage of agreeing a subject to contract sale.

**OFFER REFERENCING:** Applicants who wish to put forward subject to contract offers agree to the selling agents, LANDLES, making the usual enquiries in respect of chain checking, to provide evidence of a lenders mortgage application in principal note, and to provide proof of funds on request, etc.

**Privacy Statement:** The LANDLES Privacy Statement is available to view online or upon request.

**SUBJECT TO CONTRACT: ALL NEGOTIATIONS IN RESPECT OF THIS PROPERTY REMAIN SUBJECT TO CONTRACT AT ALL TIMES.** Please read the IMPORTANT NOTES included on these Particulars.



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Blackfriars Chambers, Blackfriars Street  
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t: 01553 772816

e: [info@landles.co.uk](mailto:info@landles.co.uk)

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