LANDLES

COASTAL OFFICE

ESTATE AGENTS - SALES & LETTINGS

32 High Street,
Heacham,
King's Lynn,
Norfolk, PE31 7EP

01485 524544
info@landles.co.uk
www.landles.co.uk



A mature detached house and former Post Office offering accommodation including; Rear Entrance Porch, Kitchen, Cloakroom, Study, Living Room, Dining Room, Hall, Store and Former Shop Premises to the ground floor, along with Landing, Three Double Bedrooms (Bed One En suite), and Bathroom to the first floor. The property was the former village post office and has a commercial premises to the front, suitable for a number of uses along with the Former Sorting Office at the very rear which could be converted to an annexe (both subject to obtaining relevant planning permission). At the rear of the property there are formal gardens, off-road parking, a carport, garage and workshop.

The property is situated in a non-estate position within the sought after village of Dersingham. The village offers a wide range of facilities to include; doctor's surgery, vets, library, chemist, schools, supermarket, opticians and public houses. There are plenty of countryside walks with the royal estate of Sandringham approximately 1.5 miles away. The popular coastal town of Hunstanton is a short drive away (7 miles) and a wider range of shopping and leisure facilities can be found in King's Lynn (10 miles) which also benefits from a main line rail link to Ely, Cambridge and King's Cross.

The Old Post Office, Dersingham, PE31 6HP

Price - £400,000 Freehold

UPVC REAR ENTRANCE DOOR TO:-

REAR ENTRANCE PORCH
8' 10" x 7' 2" (2.69m x 2.18m)
Polycarbonate roof, vinyl floor covering, power points, plumbing provision for washing machine, UPVC double glazed windows and doors to both sides, personnel door to work shop and garage. Door to:-

KITCHEN
11' 9" x 8' 1" min opening to 13'6" max (3.58m x 2.46m min opening to 4.15m max)
Mostly painted wood panelled ceiling, double glazed skylight, inset spotlights, tiled floor, power points, double radiator, plumbing provision for dishwasher. Range of matching wall and base units with round edged work surfaces over, tiled splash-backs, one and a half bowl stainless steel sink unit with single drainer and mixer tap over, space for a 900mm range with stainless steel extractor hood over, door to study.

CLOAKROOM
5' 0" x 3' 9" (1.52m x 1.14m)
Skimmed ceiling with inset spotlights, tiled floor, UPVC double glazed window to rear, low level WC, corner wash hand basin with tiled splash-back.

STUDY
9' 10" x 6' 2" (3m x 1.88m)
Skimmed and coved ceiling, tiled floor, power points, door to hall. Door to:-

LIVING ROOM
11' 0" x 12' 3" (3.35m x 3.73m)
Textured and coved ceiling, power points, telephone socket, UPVC double glazed window to side. Opening through to:-

DINING ROOM
11' 7" x 10' 3" (3.53m x 3.12m)
Textured and coved ceiling, laminate flooring, power points, television socket, double radiator, UPVC double glazed window to side, UPVC double glazed double doors to rear.

HALL
Papered ceiling, power points, double radiator, stairs to first floor landing, door to store. Door to:-

SHOP/COMMERCIAL PREMISES
27' 6" x 24' 0" max narrowing to 12'11" (8.38m x 7.32m max narrowing to 3.69m)
White double glazed aluminium entrance door with UPVC double glazed widows either side to front, wooden single glazed window to side, power points, two double radiators. This premises would be suitable for a variety of uses like a general store, office, hairdressers etc (subject to relevant planning permission being obtained)

STORE
24' 0" max narrowing to 19'7" x 8'2" (7.32m max narrowing to 5.39m x 2.49m)
Skylight, power point, wall mounted gas fired boiler supplying domestic hot water and radiators, round edged work surface with one and a half bowl sink unit with single drainer and mixer tap over. Door to front. Door to:-

WC
3' 5" x 3' 9" (1.04m x 1.14m)
Ceiling extractor, low level WC.

FIRST FLOOR LANDING
Skimmed ceiling, access to useful loft room with pull down ladder, airing cupboard housing hot water cylinder, UPVC double glazed window to side. Doors to Bedrooms and Bathroom.

BEDROOM ONE
10' 2" max x 10' 5" max (3.1m max x 3.18m max) Skimmed and coved ceiling, ceiling light/fan, power points, single radiator, UPVC double glazed window to front, range of fitted bedroom furniture. Door to:-

ENSUITE
6' 2" x 4' 7" (1.88m x 1.4m)
Skimmed and coved ceiling, laminate flooring, UPVC double glazed window to front, electric wall heater, wall extractor. Suite Comprising; corner shower cubicle with full height composite wet board panelling, pedestal wash hand basin with splash-back, low level WC, chrome heated towel rail, fitted pigeon hole storage.

BEDROOM TWO
12' 9" max x 10' 1" (3.89m max x 3.07m)
Skimmed ceiling, ceiling light/fan, power points, double radiator, UPVC double glazed window to side, wash hand basin with tiled splash-back and cupboard under.

BEDROOM THREE
11' 4" x 9' 9" (3.45m x 2.97m)
Skimmed ceiling, ceiling light/fan, power points, single radiator, UPVC double glazed window to rear.

BATHROOM
8' 2" max x 6' 11" max (2.49m x 2.11m)
Skimmed ceiling with inset spotlights, laminate flooring, full height ceramic wall tiling, single radiator, UPVC double glazed window to rear, built-in storage cupboard, electric wall heater. Suite comprising; panelled bath with electric shower over, pedestal wash hand basin, low level WC.

LOFT ROOM
13' 2" x 7' 6" (4.01m x 2.29m)
A useful loft storage space with power points and double glazed skylight to rear.

OUTSIDE

FRONT
Small courtyard area giving access via a door to the store room. Access to the shop/commercial premises from the pavement. Driveway to the left hand side, giving vehicular access to the rear.

REAR
Gravelled car standing giving access to the carport and garage, which in turn leads to the rear garden. Timber decking area at the rear of the dining room. The garden is laid mainly to lawn and enclosed mainly by fencing with a paved patio area, covered BBQ area and potting shed. Vegetable garden with timber garden shed and then leads to a garden utility area which in turn gives access to the Former Sorting Office.

WORKSHOP & STORE
5' 6" x 16' 3" (1.68m x 4.95m)
Polycarbonate roof, power points, UPVC double glazed window to side, opening through to store room, door to porch. Opening through to:-

GARAGE
16' 3" x 8' 9" (4.95m x 2.67m)
Power and lighting, timber double doors to front.

FORMER SORTING OFFICE
Suitable for a number of uses like a work from home offices, studio, hobby space etc or convert to an annexe (subject to relevant planning permission and building regulations being obtained). Construction is insulated timber over a low brick base with a felt roof and comprises:-

ROOM ONE
12' 11" x 13' 0" (3.94m x 3.96m)
Skimmed ceiling, power points, two night storage heaters, UPVC double glazed window to front, door to front. Opening through to:-

ROOM TWO
18' 7" max x 14' 0" (5.66m max x 4.27m)
Skimmed ceiling, power points, three night storage heaters, UPVC double glazed windows to the front and rear, round edged work surface with inset stainless steel sink unit with single drainer and mixer tap over and cupboard under, wash hand basin with tiled splash-back. Doors to:-

WC
2' 7" x 4' (0.79m x 1.22m)
Skimmed ceiling, UPVC double glazed window to front, low level WC.

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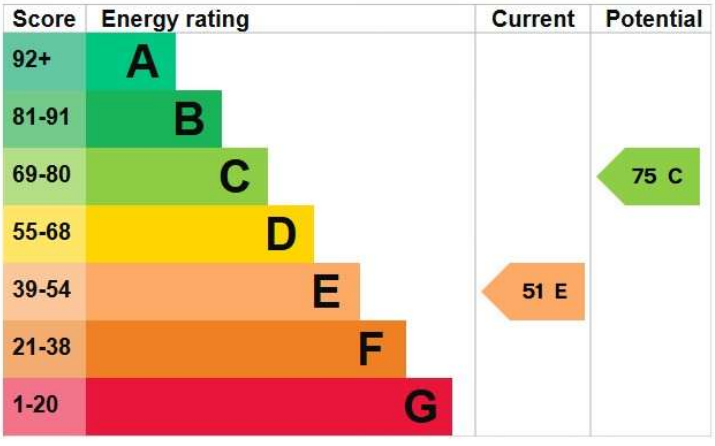
DIRECTIONS
From the traffic lights at the centre of Dersingham, continue towards King's Lynn on Lynn Road. In approximately 400m as the road bears right, turn left onto Post Office Road. The property will be found close by on the right hand side.

SERVICES
Mains Electricity. Mains Gas. Mains Water. Mains Drainage. Gas Central Heating. These services and related appliances have not been tested.

COUNCIL TAX
BAND £2,443.00 for 2026/27. Borough Council of King's Lynn & West Norfolk.

ENERGY PERFORMANCE RATING
EPC - Band E





























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EXIT





All measurements are approximate and for display purposes only

Total Area: 1985 ft² ... 184.4 m² (excluding workshop, garage, store & former sorting office)

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Referral Fees: In compliance with the Consumer Protection from Unfair Trading Regulations 2008, LANDLES must disclose to clients (both sellers & buyers) the receipt of fees we receive, including referral fees, within the Estate Agency sector. As well as a vendor's obligation to pay our commission or fees we may also receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their services to our clients. These referral fees also apply to buyers.

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

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Since 1856

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Town Country Coastal

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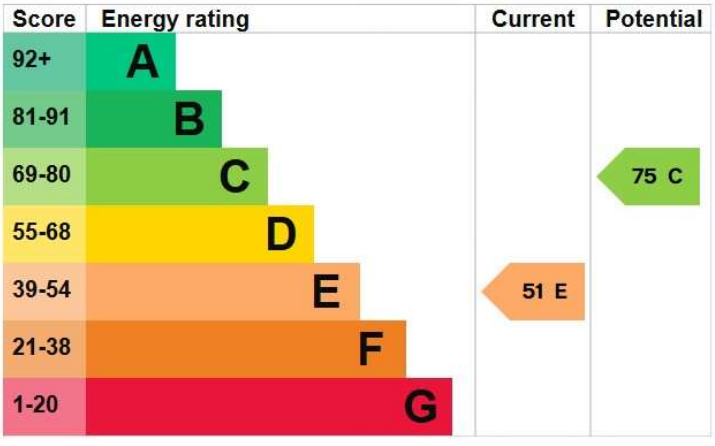
COUNCIL TAX
BAND £2,443.00 for 2026/27. Borough Council of King's Lynn & West Norfolk.

ENERGY PERFORMANCE RATING
EPC - Band E





























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EXIT





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Skimmed ceiling, ceiling light/fan, power points, double radiator, UPVC double glazed window to side, wash hand basin with tiled splash-back and cupboard under.

BEDROOM THREE
11' 4" x 9' 9" (3.45m x 2.97m)
Skimmed ceiling, ceiling light/fan, power points, single radiator, UPVC double glazed window to rear.

BATHROOM
8' 2" max x 6' 11" max (2.49m x 2.11m)
Skimmed ceiling with inset spotlights, laminate flooring, full height ceramic wall tiling, single radiator, UPVC double glazed window to rear, built-in storage cupboard, electric wall heater. Suite comprising; panelled bath with electric shower over, pedestal wash hand basin, low level WC.

LOFT ROOM
13' 2" x 7' 6" (4.01m x 2.29m)
A useful loft storage space with power points and double glazed skylight to rear.

OUTSIDE

FRONT
Small courtyard area giving access via a door to the store room. Access to the shop/commercial premises from the pavement. Driveway to the left hand side, giving vehicular access to the rear.

REAR
Gravelled car standing giving access to the carport and garage, which in turn leads to the rear garden. Timber decking area at the rear of the dining room. The garden is laid mainly to lawn and enclosed mainly by fencing with a paved patio area, covered BBQ area and potting shed. Vegetable garden with timber garden shed and then leads to a garden utility area which in turn gives access to the Former Sorting Office.

WORKSHOP & STORE
5' 6" x 16' 3" (1.68m x 4.95m)
Polycarbonate roof, power points, UPVC double glazed window to side, opening through to store room, door to porch. Opening through to:-

GARAGE
16' 3" x 8' 9" (4.95m x 2.67m)
Power and lighting, timber double doors to front.

FORMER SORTING OFFICE
Suitable for a number of uses like a work from home offices, studio, hobby space etc or convert to an annexe (subject to relevant planning permission and building regulations being obtained). Construction is insulated timber over a low brick base with a felt roof and comprises:-

ROOM ONE
12' 11" x 13' 0" (3.94m x 3.96m)
Skimmed ceiling, power points, two night storage heaters, UPVC double glazed window to front, door to front. Opening through to:-

ROOM TWO
18' 7" max x 14' 0" (5.66m max x 4.27m)
Skimmed ceiling, power points, three night storage heaters, UPVC double glazed windows to the front and rear, round edged work surface with inset stainless steel sink unit with single drainer and mixer tap over and cupboard under, wash hand basin with tiled splash-back. Doors to:-

WC
2' 7" x 4' (0.79m x 1.22m)
Skimmed ceiling, UPVC double glazed window to front, low level WC.

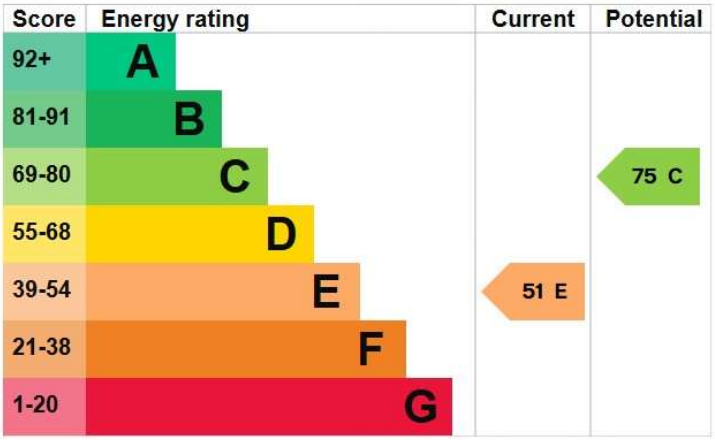
WC
2' 7" x 4' 0" (0.79m x 1.22m)
Skimmed ceiling, UPVC double glazed window to front, low level WC.

DIRECTIONS
From the traffic lights at the centre of Dersingham, continue towards King's Lynn on Lynn Road. In approximately 400m as the road bears right, turn left onto Post Office Road. The property will be found close by on the right hand side.

SERVICES
Mains Electricity. Mains Gas. Mains Water. Mains Drainage. Gas Central Heating. These services and related appliances have not been tested.

COUNCIL TAX
BAND £2,443.00 for 2026/27. Borough Council of King's Lynn & West Norfolk.

ENERGY PERFORMANCE RATING
EPC - Band E
































FIRE
EXIT





All measurements are approximate and for display purposes only

Total Area: 1985 ft² ... 184.4 m² (excluding workshop, garage, store & former sorting office)

The Old Post Office, Dersingham, PE31 6HP

Illustration for identification purposes only. Measurements are approximate. Not to scale.

Tenure: Freehold. Vacant possession upon completion.

Viewing: Further details and arrangements for viewing may be obtained from the appointed selling agents, **L A N D L E S**

Negotiations: All negotiations in respect of this property are to be carried out strictly via the Agents, **L A N D L E S**

***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.

Referral Fees: In compliance with the Consumer Protection from Unfair Trading Regulations 2008, LANDLES must disclose to clients (both sellers & buyers) the receipt of fees we receive, including referral fees, within the Estate Agency sector. As well as a vendor's obligation to pay our commission or fees we may also receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their services to our clients. These referral fees also apply to buyers.

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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COASTAL OFFICE:

32 High Street, Heacham, Norfolk PE31 7EP

t: 01485 524544

e: info@landles.co.uk www.landles.co.uk