

2 Cottages with huge potential in Tottenhill

King's Lynn

Offers Over

£350,000

Bedrooms: 4 | **Bathrooms:** 2 | **Receptions:** 3

A genuinely unusual opportunity in the village of Tottenhill, comprising two adjoining semi detached houses, each with its own address and separate title, but being offered for sale together as one complete lot. Set within approximately half an acre, subject to survey, the properties offer enormous potential for anyone looking for a project, multi generational living, investment potential, or perhaps the chance to create one substantial and rather special family home.

The right hand property is currently occupied and provides comfortable, well presented accommodation. Upstairs there are two double bedrooms together with a four piece bathroom, while downstairs there is a lounge with feature fireplace, separate dining room and kitchen. A conservatory and garden room provides additional living space overlooking the grounds, with a useful utility room and WC completing the accommodation.

The adjoining left hand property also offers two bedroom accommodation but requires extensive remedial and improvement works and, in its present condition, is not considered suitable for mortgage purposes. The accommodation includes an entrance hall with steps, lounge with feature fireplace, conservatory, kitchen and a ground floor shower room.

What really makes this opportunity stand out, however, is the setting and the potential. Together the two properties occupy approximately half an acre, subject to survey, with established lawns and a wooded area towards the rear creating a surprisingly private and attractive setting. There is obvious scope to retain the houses as two separate dwellings, subject to any necessary consents and works, or potentially combine them to create one impressive farmhouse style home with generous gardens around it.

Tottenhill is conveniently positioned just off the A10, providing straightforward access to both King's Lynn and Downham Market, while still enjoying a village setting. Opportunities offering two separately titled homes, this amount of land and this degree of potential are rarely available.

The properties are being sold together as one lot only and will not be sold separately. Viewing is strictly by appointment.

Property Type: Semi Detached House

- Two Homes
- Sold as one
- Separate titles
- Half an acre plot
- Huge potential
- Attractive village
- Wooded gardens
- Viewing essential
- Viewing by appointment only
- Rare opportunity

Disclaimer

To meet money-laundering regulations, all buyers will need to complete an ID check. We'll ask you to provide the necessary documents, and there's a small fee of £24.50 per client for this service.
We do our best to make sure our property details are fair, accurate, and up to date, but they're meant as a general guide only. If there's anything particularly important to you, please get in touch, we'll be happy to look into it further.
All measurements are provided as a guide and may not be exact.
We haven't tested any of the property's services, equipment, or appliances. We recommend that buyers arrange their own survey or service checks before making a final offer.
These details are provided in good faith, but they don't form part of any offer or contract. Buyers should verify any points that are important to them before proceeding.
Referral Disclosure: We may recommend / refer solicitors, mortgage advisers, surveyors and other property professionals who we believe provide a good service. Should you choose to use one of these providers, Russen & Turner may receive a referral fee. You are under no obligation to use any service we recommend and are free to choose your own adviser or provider.

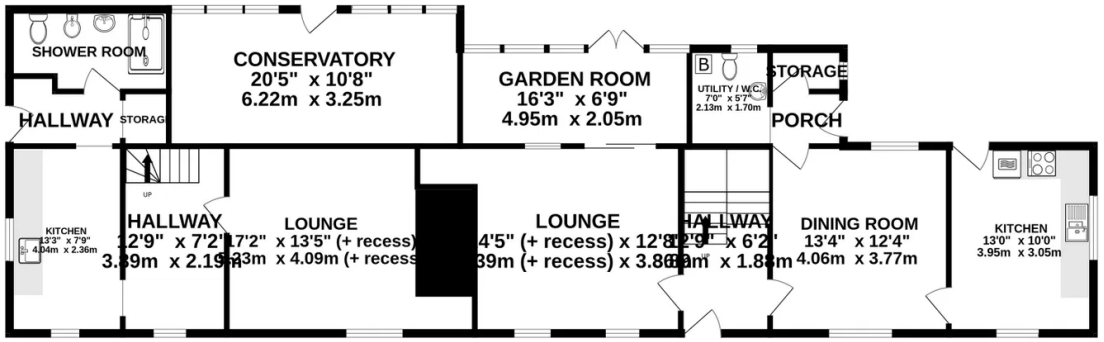

General guide only.







GROUND FLOOR
1416 sq.ft. (131.5 sq.m.) approx.



BRINGING YOUR PROPERTY TO LIFE
RUSSEN & TURNER

1ST FLOOR
722 sq.ft. (67.0 sq.m.) approx.



TOTAL FLOOR AREA : 2137 sq.ft. (198.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026

RUSSEN&TURNER
www.russenandturner.co.uk

COMMERCIAL PROPERTY SURVEYORS & VALUERS
BUILDING & PARTY WALL SURVEYORS
ARCHITECTURAL DESIGNERS
ESTATE AGENTS

01553 768187