

LANDLES



Mill House | Castle Rising | Norfolk



TO LET

**A substantial country residence in secluded woodland setting
with 6 bedrooms & 4 reception rooms.**

**4 miles from King's Lynn - Easy Access to Norfolk coast & countryside -
Close to Sandringham**

RENT: £2,750 pcm

Folio: C/487tr

- Reception Hall
- 4 Reception Rooms
- Breakfast Kitchen
- Utility Room
- Cloakroom

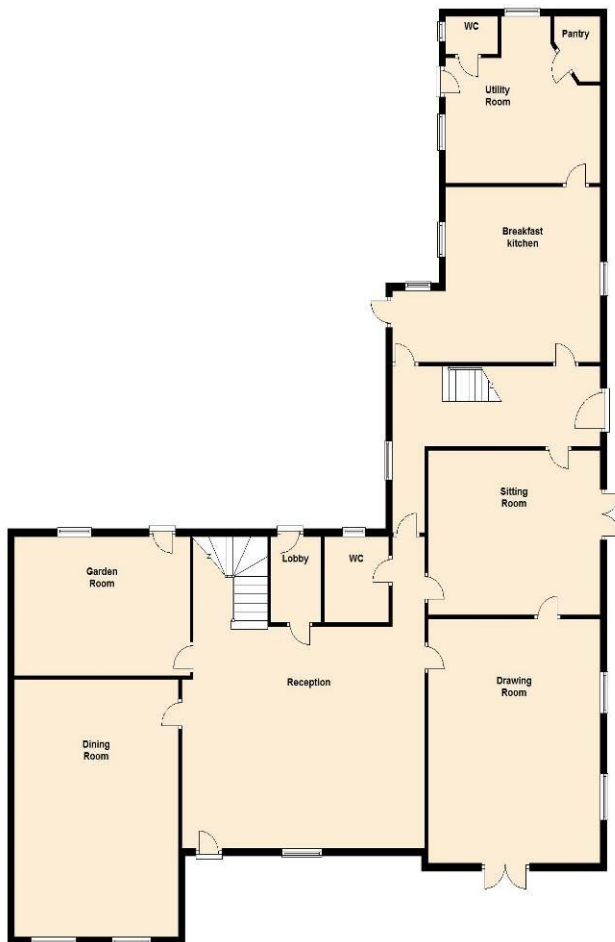


- 6 Bedrooms
- 3 En Suite Bathrooms
- Separate Bathroom
- Driveway & Walled Gardens

Mill House is well situated amongst its own grounds accessed via a long driveway off a private roadway serving only a small number of cottages, with the Babingley River running by. It is most conveniently placed for easy access to the town, the delightful countryside and the extensive coast of West & North Norfolk. The property offers particularly spacious family accommodation with a flexible layout over three floors.

Castle Rising is a sought-after conservation village well known for its' Norman Castle and is a sought after residential location in North West Norfolk just to the North of King's Lynn. It is well placed for easy access to a wide range of local amenities, countryside and coastline.

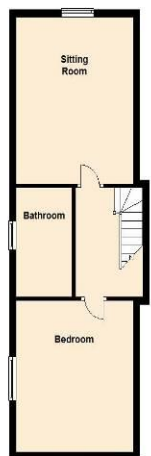
Ground Floor



First Floor



Second Floor





Reception Hall

24' 05" x 19' 00" (7.44m x 5.79m)

Dining Room

22' 00" x 16' 06" (6.71m x 5.03m)

Garden Room

16' 01" x 12' 00" (4.9m x 3.66m)

Drawing Room

21' 06" x 15' 06" (6.55m x 4.72m)

Sitting Room

17' 01" x 14' 02" (5.21m x 4.32m)

Breakfast Kitchen

17' 04" x 11' 02" (5.28m x 3.4m)

Utility Room

17' 03" x 13' 06" (5.26m x 4.11m)



North West Norfolk..... a great place to live.

Bedroom 1

22' 00" x 16' 05" (6.71m x 5m)



En-suite Bathroom

12' 04" x 8' 06" (3.76m x 2.59m)



Bedroom 2

21' 06" x 15' 06" (6.55m x 4.72m)



En-suite Bathroom

17' 01" x 14' 02" (5.21m x 4.32m)



Bedroom 3

16' 09" x 12' 10" (5.11m x 4.22m)



Bedroom 4

17' 01" x 14' 08" (5.21m x 4.47m)



Bathroom

14' 11" x 10' 11" (4.55m x 3.33m)

Second Floor

Sitting Room / Bed 5

14' 03" x 11' 08" (4.34m x 3.56m)

Bedroom 6

13' 01" x 12' 01" (3.99m x 3.68m)







Floor Plans

Floor plans attached to these particulars give a guide as to layout.

Council Tax

Enquiries indicate the property to be in Council Tax Band "F" with an annual charge of £3475.11 2026/27

Tenancy

The property is available to rent, unfurnished, on a new Assured Periodic Tenancy.

Rent due on Commencement

Minimum one month's rent plus any part month due upon commencement.

Applications

Potential tenants should make an application on a *Tenancy Application Form* available from the Agents offices or online at: www.landles.co.uk

Applications are subject to references at all times.

Application Guide: the Landlord will seek evidence of annual employment / income IRO 3.5 times the annual rent.

Deposit

One month's rent or 5 x weekly rent deposit, [subject to landlords instructions] will be required upon commencement of the tenancy. TDS: where LANDLES are so instructed all deposits are held in our statutory Client's DEPOSIT Account in accordance with the government approved TDS scheme. Full details will be provided upon entering a new Agreement.

Guarantor: In some instances, the Landlord may require a Guarantor to the Agreement.

Proof of Identity documents: To comply with the requirement of the *Anti-Money Laundering Directive* prospective tenants will be required to provide the usual proof of identity documents at the stage of formal Application.

Right to Rent Checks: Where required by law all proposed occupants will be required to provide appropriate documentation at the application stage. The LANDLES Privacy Statement is available to view online at: www.landles.co.uk or upon request.

Viewing

Further details and arrangements for viewing may be obtained from **LANDLES**.

Negotiations

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

LANDLES

Selling & Letting
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King's Lynn and
throughout West Norfolk
Since 1856

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