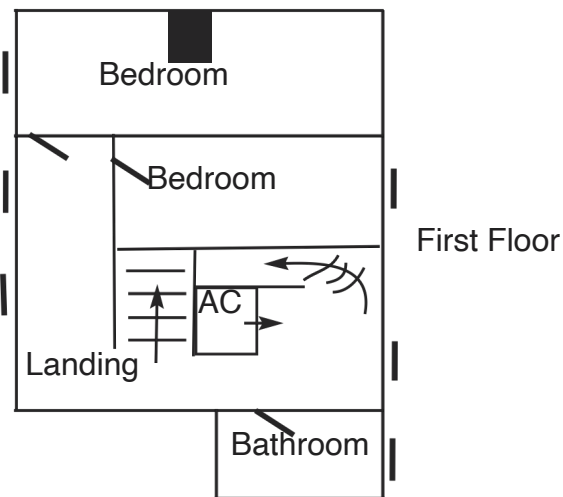
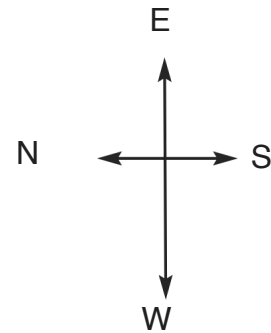
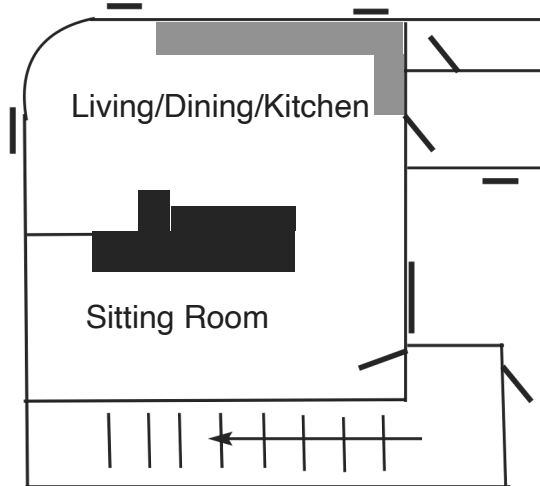
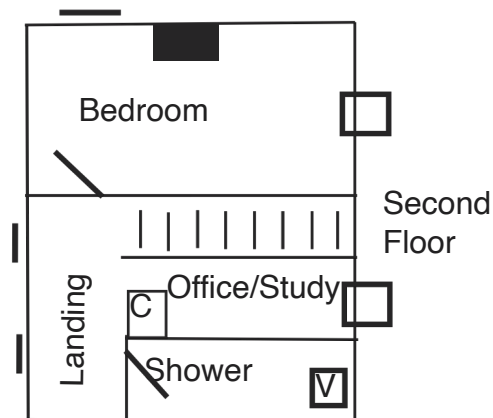


Floor Plan  
for Identification Purposes Only  
Not to Scale

Ground Floor



First Floor



Second Floor

**PRINCIPLE TERMS OF LETTING**

1. The property is available on a periodic Tenancy at a rental of £1550 calendar month, payable monthly in advance, exclusive of services and Council Tax.
2. A deposit representing one months rent will be required on the commencement of the tenancy.
3. References will be required from an Employer, Landlord (if applicable), professional person and family acquaintance.
4. The Landlord or his Agents reserve the right to refuse any application.
5. No DHSS, No Smokers.

[www.birdsestateagents.co.uk](http://www.birdsestateagents.co.uk)

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# BIRDS

## ESTATE AGENTS

ESTABLISHED 37 YEARS



62 Westgate  
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PE36 5EL

THE ANNEXE (SOUTH WING)  
THE OLD HALL  
LYNN ROAD  
SNETTISHAM  
PE31 7LP

To Let: £1550  
unfurnished



**The South Wing of a Grade II listed Hall  
located in the centre of the village**

- GROUND FLOOR  
ENTRANCE HALL • SITTING ROOM • LARGE KITCHEN/DINING/LIVING ROOM •  
UTILITY ROOM • CLOAKROOM •
- FIRST FLOOR  
SPACIOUS LANDING • TWO FIRST FLOOR DOUBLE BEDROOMS • BATHROOM
- SECOND FLOOR  
MASTER BEDROOM • SHOWER ROOM • STUDY/OFFICE AREA •
- OUTSIDE  
DESIGNATED PARKING AREA. COURTYARD GARDEN.  
SERVICES: ALL MAINS CONNECTED.  
• GAS CENTRAL HEATING •  
COUNCIL TAX BAND: 'E' £2990.72 2026/27

TO VIEW: PLEASE CONTACT THE OFFICE TO ARRANGE AN INSPECTION

The Annexe (South wing) of The Old Hall is a spacious period property of good proportions it is linked to the main house by two lockable doors on the ground and top floors but is totally self-contained. It is located in the centre of this popular village with award winning restaurants and pubs close by, the beach, sailing club and bird reserve are a 5 minuet drive, the town of Kings Lynn (8 miles) with railway to Ely, Cambridge and London, also a regular bus route to Kings Lynn and Hunstanton (4 miles). The property is in good order through with quality fixtures and fittings and comprises:

## GROUND FLOOR

**Porch:**

**Hall:** pamment tiled flooring, central heating thermostat.

**Sitting Room:** 17'6"x12'5" (5.33x3.78) Inglenook fireplace with wood burnering stove, ceiling beam, radiator.

**Kitchen/Dining/Living Room:**21'x16'6" (3.15x2.49) spacious living area with kitchen units with wood worktops, deep butlers sink, range style cooker , extractor over, dishwasher, pamment tiled floor, ceiling beams, 2 radiators, remote Velux windows.

**Utility Room:** 10'4"x8'2" (3.15x2.49) base cupboard, wood work top, stainless steel sink unit, plumbing for washing machine, wall mounted Glow Worm gas boiler, pamment tiled floor, radiator, stable door out to courtyard.

**Cloakroom:** low level wc, hand basin, pamment tiled floor, extractor fan, radiator.

## FIRST FLOOR

**Landing:** views to front of the Old Hall, radiator, inner landing with airing cupboard, hot water cylinder and central heating/hot water control, radiator, view to rear courtyard.

**Bedroom:** 14'3"x9'9" (4.34x2.97} view to rear courtyard, radiator.

**Bedroom:** 16'10"x10'5" (5.13x3.17) feature fireplace, tv point, radiator, view to front of Old Hall.

**Bathroom:** 12'7"x6'4" (3.84x1.93) white suite comprising panelled bath with shower mixer taps shower screen, wash basin with storage cupboard below, low level wc, towel radiator, extractor fan.

## SECOND FLOOR

**Landing/Sturdy Area:** cupboards with hanging rails and shelves, radiator, velux windows.

**Bedroom:** 19'8x13'2" (5.99x4.01) exposed roof beams, radiator, views to the front and side of the property, tv point.

**Shower Room:** 8'x6'5" (2.44x1.96) large shower cubicle with sliding door, vanity hand basin with cupboard below, low level wc, towel radiator, Velux window.

## OUTSIDE

Allocated parking. Enclosed courtyard garden.

