



THE STORY OF

Rising Lodge

Castle Rising, Norfolk

SOWERBYS



THE STORY OF

Rising Lodge

52 Old Hillington Road, Castle Rising,
Kings Lynn, Norfolk
PE31 6XU

No Onward Chain

Approximately 0.8 Acre Plot (STMS)

Superb Private and Elevated Setting

Far-Reaching Rural Views

Distinctive Reverse-Level Accommodation

Generous 24ft Sitting/Dining Room

Three Bedrooms/Flexible Home Office

Conservatory Overlooking the Gardens

Substantial Detached Garage and Outbuilding

Exciting Scope for Modernisation

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Rising Lodge is a wonderfully individual country home, occupying a private position within approximately 0.8 acres (STMS). Mature boundaries, established gardens and a spacious plot create an impressive sense of privacy and seclusion.

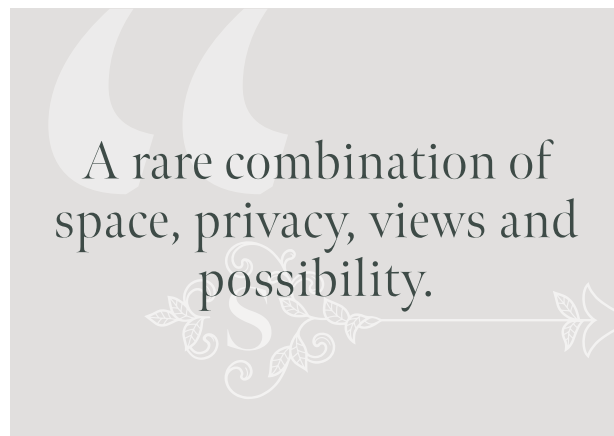
The property has a fascinating history. In 1984, the present owners acquired two derelict cottages and brought them together to create the home seen today. Unusually, the principal living accommodation was positioned on the first floor to make the most of the elevated position and far-reaching rural views. On a clear day, the owners recall watching ships heading towards the port of King's Lynn.

The first floor centres around an impressive 24ft sitting/dining room, with windows on several sides providing plenty of natural light and making the most of the outlook. A separate kitchen/breakfast room also benefits from the elevated position.

The ground floor provides two generous bedrooms, a bathroom and a further bedroom or office, alongside useful utility and hobby spaces. A large conservatory overlooks the gardens and provides a peaceful space to enjoy the surroundings.

Outside, the generous plot features broad lawns, established planting and mature hedging. A sweeping gravel drive provides extensive parking and leads to a substantial detached garage and outbuilding with further useful space.

The property now offers an exciting opportunity for updating, with its generous proportions, distinctive reverse-level layout and substantial plot providing an excellent foundation for creating a very special home.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Castle Rising

A RICH HERITAGE, A VIBRANT FUTURE

Within an Area of Outstanding Natural Beauty, the historic village of Castle Rising boasts a wealth of history, including one of England's most famous 12th-century castles, with its keep among the finest surviving examples. The village also offers a tea room, dentist, dress shop, and pub, all just on the outskirts of King's Lynn.

Perched on the River Ouse, King's Lynn has been a centre of trade and industry since the Middle Ages, with its rich history reflected in the many beautiful buildings lining the historic quarter. King Street, once known as 'Stockfish Row' for its fish merchants, features a listed building every 26ft, earning praise from Sir John Betjeman as one of England's finest walks.

With Cambridge, Peterborough, and Norwich all within an hour's drive and a direct rail link to London King's Cross in just 1 hour 40 minutes, King's Lynn continues to attract professionals seeking an easy commute. The town offers a mix of high street retailers, independent restaurants, and cultural attractions, including The Majestic Cinema, Alive Corn Exchange, and St George's Guildhall, the UK's largest surviving medieval guildhall.

To the west, a stunning cluster of Georgian architecture surrounds The Walks, a Grade II listed 17-hectare park, once a favourite for elegant promenades. Families still enjoy weekend strolls and Sunday concerts, while The Red Mount, once a stop for pilgrims heading to Our Lady of Walsingham, offers breathtaking elevated views.



Note from Sowerbys



“A truly individual home in an exceptionally private setting with far-reaching rural views.”



SERVICES CONNECTED

Mains electricity and water. Private drainage to septic tank. Oil fired central heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

E. Ref:-0350-2506-4610-2596-5661

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///enjoys.padding.loud

AGENT'S NOTE

Access over the roadway leading to the property has a right-of-way for private residential purposes only and must not be obstructed.

The property is served via a private water supply (connected to the mains water) for which the property has a shared responsibility for upkeep and maintenance costs.

The property is not to be used for any purposes other than a private dwellinghouse. No activity is permitted that may cause nuisance or annoyance to the vendors or other owners or occupiers of the adjoining properties.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS

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