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Lime House  
The Green  
East Rudham



A BEAUTIFUL GRADE II LISTED NORTH NORFOLK RESIDENCE BOASTING GENEROUS ACCOMMODATION OF APPROXIMATELY 3000 SQUARE FEET

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## Lime House, The Green, East Rudham, Norfolk PE31 8RD

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### RECEPTION HALLWAY

Wooden panelled front door, turning staircase leading to first floor accommodation, doors to sitting room and drawing room.

### DRAWING ROOM

Two sash windows to front overlooking the village green, fireplace, picture rail, two radiators, television point, telephone point, door to study area.

### STUDY

Sash window to front, fully wooden panelled room with panelling to walls and ceiling.

### SITTING ROOM

Two sash windows to front overlooking the village green, cast iron fireplace, ceiling rose, picture rail, two radiators, opening to further dining space.

### DINING AREA

Radiator, double French doors with glazed side windows to Garden Room.

### GARDEN ROOM

Glass roof, glass panelled windows, double French doors opening to garden, tiled floor, two radiators, door to cart shed garage, steps up to double doors opening to rear lobby area.

### LOBBY

Double doors to side, opening to snug and hallway leading to both the kitchen/breakfast room and shower room.







## RECEPTION ROOM

Spotlighting, window to side overlooking side patio area, radiator, television point, telephone point, partially glazed door leading back to reception hallway.



## SHOWER ROOM

Window to side, corner shower cubicle, low level WC, hand wash basin, tiled floor, partially tiled walls, wooden feature beams, spotlighting, space and plumbing for washing machine, space for tumble dryer, double base unit with worktop over.

## KITCHEN/BREAKFAST ROOM

Fitted kitchen with oak units at base and wall level, worktop surfaces over, feature wooden ceiling beams, spotlighting, tiled floor, tiled splashbacks, double larder unit, Hot Point hob with extractor over, Neff oven and grill, integrated Bosch dishwasher, integrated fridge/freezer, tiled floor, tiled splashbacks, feature wooden ceiling beams,



three windows overlooking the rear walled garden.

### LANDING

Sash window to front overlooking village green, doors off

### PRINCIPAL BEDROOM

Two sash windows to front overlooking village green, picture rail, ceiling rose, built in wardrobe, radiator, door to bedroom three.

### BEDROOM TWO

Two sash windows to front overlooking village green, picture rail, ceiling rose, radiator, two built in wardrobes.

### INNER FIRST FLOOR HALLWAY

Window to rear, doors to bathroom and bedroom four.

### FAMILY BATHROOM

Vinyl flooring, fully tiled walls, window to rear, low level WC, double sized shower cubicle, panelled bath, hand wash basin, radiator towel rail, spotlighting, built in storage cupboard.

### BEDROOM FOUR

Window to rear, radiator, door with steps to further inner hall.

### INNER HALLWAY

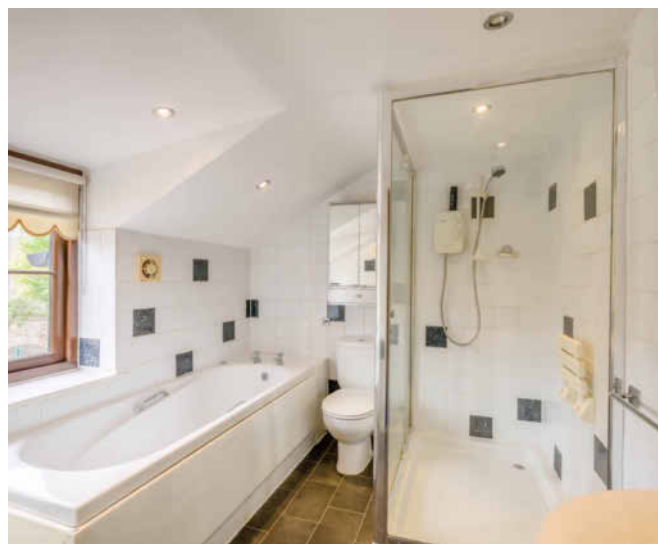
Built in storage, doors to bathroom and bedroom three.

### BATHROOM

Window to rear, spotlighting, shower cubicle, low level WC, panelled bath, wash hand basin, radiator, wall mounted electric heater.

### BEDROOM THREE

Two sash windows to front overlooking village green, radiator, two double built in wardrobes, door to bedroom one.





## GARAGE

Double doors opening at front, further double doors to rear opening to rear garden, power, light, housing oil fired boiler.



## EXTERNAL

To the rear of the property there is a fully enclosed walled garden which has been well maintained in a cottage style with a lawned garden and borders filled with mature shrubs and plants. From the garden room there is a patio entertaining space where stunning views of the medieval St Marys church can be enjoyed. There is rear pedestrian access to the property via a timber gate. At the front the property a small area is enclosed behind, wrought iron railings with a path to the timber front door bordered by ornate fluted pilasters.



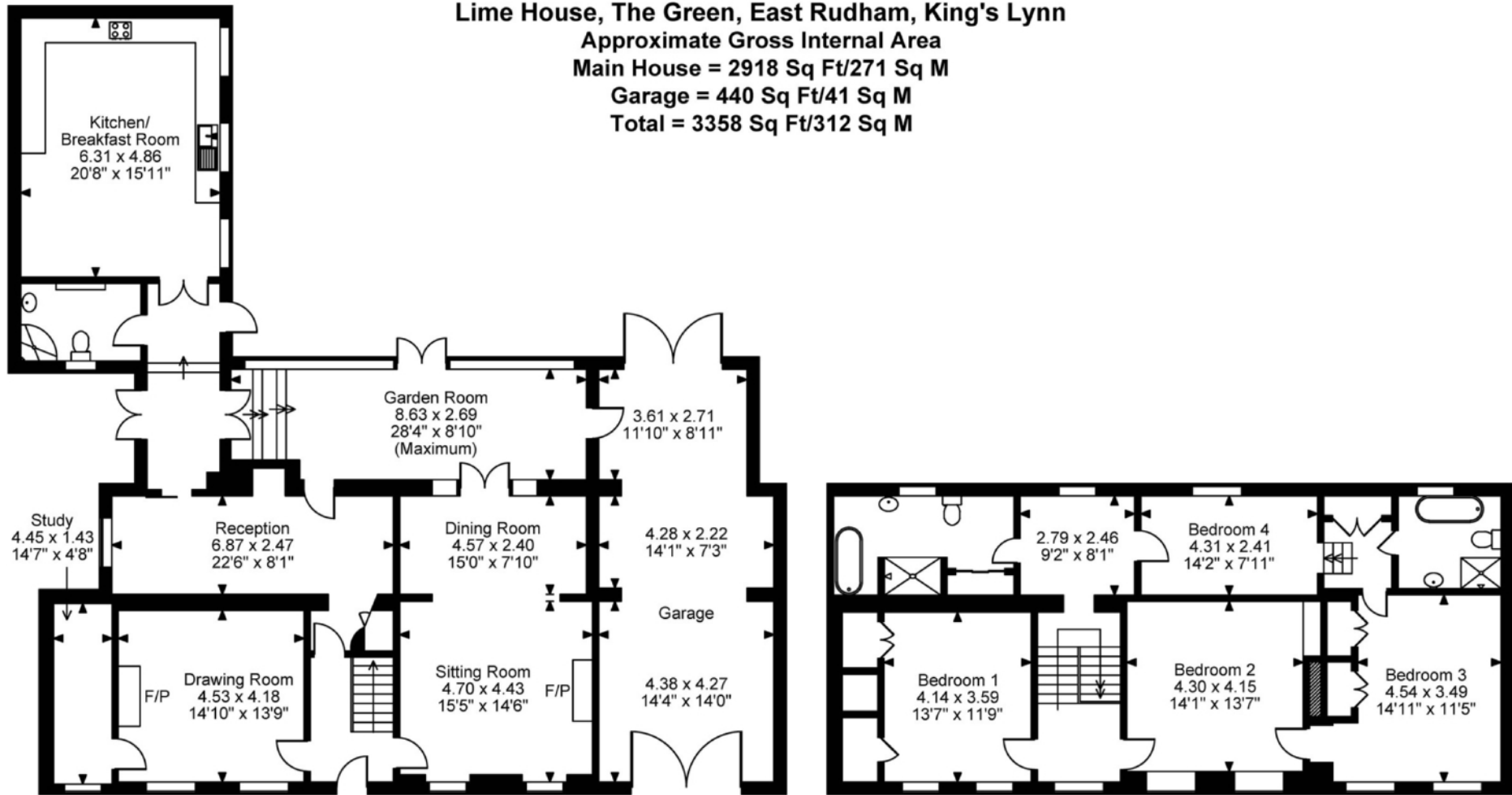
**Lime House, The Green, East Rudham, King's Lynn**

**Approximate Gross Internal Area**

**Main House = 2918 Sq Ft/271 Sq M**

**Garage = 440 Sq Ft/41 Sq M**

**Total = 3358 Sq Ft/312 Sq M**



**Ground Floor**

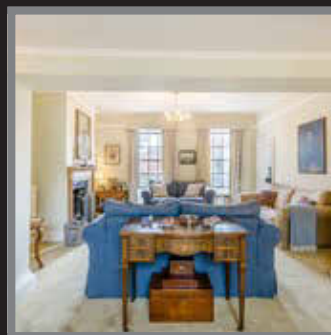
**First Floor**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

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William H Brown Select are proud to present The Lime House, a stunning Grade II listed home in the popular village of East Rudham. The house dates in origin to circa 1760, however over a period of years the property has grown with an imposing Georgian frontage being added with the classic plaster render set with sash windows to the front. More recently the property has benefited from a large kitchen extension and an impressive garden room which overlooks the walled garden to the rear. This fine family home offers substantial accommodation boasting four bedrooms served by two bathrooms, three reception rooms plus a study, ground floor shower room and an arched garage/workshop to the side. This Norfolk home really must be viewed to fully appreciate the abundance of character and charm in addition to the sheer level of space on offer.



EPC Rating: EXEMPT

Council Tax Band: F

Tenure: Freehold

Viewing by appointment with our  
Select Consultant on

01603 221797

or email [select.norwich@sequencehome.co.uk](mailto:select.norwich@sequencehome.co.uk)

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