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17 Arlington Park Road | Middleton | Norfolk | PE32 1YB

 FINE & COUNTRY

# PEACEFUL PARADISE



This exquisite detached family home nestles on the edge of Middleton Hall Golf Course, offering direct gated access for avid golfers and peaceful breathtaking views across manicured fairways, both front and rear. Meticulously maintained over 28 years by its current owners, the property blends spacious modern living with peaceful village charm, a double garage, generous driveway and a delightful garden alive with wildlife. Ideal for families or retirees seeking easy access to King's Lynn, yet immersed in Norfolk's serene countryside.



# KEY FEATURES

- A Detached Family Home located on a Private Drive in Middleton
- Five Bedrooms with En-Suite to Master and Family Bathroom
- Generous Kitchen/Breakfast Room with adjacent Utility
- Spacious Living Room and a Conservatory overlooking the Golf Course
- Dining Room with Large Patio Doors opening to the Garden
- Large Easily Maintained Garden with a Greenhouse
- Double Garage with Racking and Driveway with Off Street Parking for Four Vehicles
- Gated Access to Golf Course
- The Accommodation extends to 2,187sq.ft
- Energy Rating: E

This cherished home presents a rare opportunity to embrace golf course living on a private drive off a desirable cul-de-sac, with thoughtful enhancements ensuring comfort and versatility for modern lifestyles.

## Unequaled Location

"We have owned the house for 28 years. After viewing many different properties, what really attracted us was the location: the house is situated right on the golf course, which immediately appealed to me as an avid golfer," the owner said when asked what first drew them to the property. "And access is down a private drive, meaning there is no through traffic, making it an exceptionally quiet and peaceful place to live." Built in the early 1990s on an executive development in the historic village of Middleton, the property has known just two owners. "The village of Middleton was another big draw for us. It's a lovely village with two very good pubs/restaurants as well as a local shop and post office, which makes everyday living very convenient. It is also only a short drive to the Hardwick Retail Park shopping area and the town centre of King's Lynn," he explained. The proximity to King's Lynn as the gateway to Norfolk was also a significant benefit as it helped family and friends find them easily, while the ability to catch a London train at the station 20 minutes away was also a huge plus. Although larger than needed for just the two of them, "We fell in love with it straight away. It quickly became a real family home, even though our children had already flown the nest. The space has been wonderful for welcoming family and friends, with plenty of room for guests to stay," he reflected. Middleton itself boasts deep historical roots, with St Mary's Church featuring 14th-century elements and nearby Middleton Mount remnants of a Norman motte-and-bailey castle.

## So Much To Offer

This cherished home stands out due to its serene yet connected position with no through traffic, fostering a profound sense of peace and safety for nearly three decades. "What really sets the property apart is its location. It sits on a private drive and in the 28 years we have lived here we have never had any issues with noise or anti-social behaviour." The thoughtful layout excels for family life and hosting, with flexible downstairs spaces that open up invitingly and every room boasting golf course views. Entering the reception hall immediately sets an inviting tone, a space where a grand Christmas tree tradition has long lit up family gatherings.





# KEY FEATURES

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To the right lies the comfortable living room, which is complemented by a gas fire in the open fireplace, while the adjacent dining room flows seamlessly for entertaining and leads out to the rear garden via large patio doors. Beyond, the bright conservatory/sunroom captivates with golf course vistas, and the substantial kitchen/breakfast room, beloved for baking, includes space for casual meals plus a practical utility room and downstairs WC. Upstairs, a wide galleried landing leads to five well-proportioned bedrooms, the master with an en-suite, and a family bathroom, all enjoying pleasant outlooks.

## Improvement & Refinements

The current owners have thoughtfully upgraded the home throughout their 28-year tenure. "We installed a new double oven and induction hob as my wife was an excellent cook and baker and spent many happy hours in the kitchen," he explained. They also replaced the conservatory with UPVC frames and an insulated roof, as "despite its attraction the room used to become too hot in the summer because of its south facing aspect. This change made the space more comfortable, and we have spent countless hours relaxing there." They converted the smallest bedroom into a home office complete with bespoke fitted cupboards for storage, in the knowledge it would be straightforward to revert to a bedroom by removing them. The loft was part-boarded to create valuable additional storage. Outside, "We spent time and care improving the garden. One of our favourite additions was creating a central area for bird feeders, which allows us to sit in the conservatory and enjoy watching the birds and other wildlife visiting the garden."

## The Outside

The property enjoys beautiful, peaceful views to front and rear and a large yet easy-to-maintain rear garden, thanks to the sandy loam soil of Middleton which the owners found a welcome contrast to the clay of their Cheshire origins. "Over the years we have added a variety of well-established plants and shrubs which give it plenty of colour and interest throughout the seasons," including a smaller "kitchen garden" just outside the kitchen window stocked with bright, colourful plants for cheer while cooking. A swing bench offered one of their favourite spots to relax, gazing over the garden and beyond to the golf course. "Having direct gated access onto the golf course has always been a real bonus. It's very convenient for me to take my golf buggy straight out onto the course, and my wife was even known to have brought me a G&T as I walked past the 11th green towards the 12th tee – something not many golfers can say they enjoy!" the owner recounted. Large patio doors from the dining room open directly onto the patio, ideal for garden parties where food stays in the shade on the dining table while guests move easily between house and garden. Wildlife abounds in the garden with ever-present squirrels in the front trees, a once-reared family of mallards safely escorted to the golf-course course pond, plus deer, rabbits, geese and ducks on the course itself. To the front, a generous driveway comfortably caters for four vehicles, vital for family visits, alongside a large double garage with useful installed racking. The greenhouse beside the garage has proved invaluable over the years, while to the left at the rear of the property a gated patio area securely houses the gas bottle store, safely enclosing it from young children.

























# INFORMATION

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## On The Doorstep

Middleton combines traditional village character with everyday practicality, creating a setting that feels both welcoming and well served. The village itself has two excellent pubs/restaurants that are ideal for a relaxed meal or meeting friends, together with a local shop and post office that make picking up daily essentials straightforward. For those who enjoy being active, having Middleton Hall Golf Club right on the doorstep has been a particular joy for the vendors, with the rare privilege of taking a golf buggy straight from the garden onto the course. King's Lynn is only a short drive away, offering larger supermarkets at Hardwick Retail Park, a wide choice of shops, hairdressers and beauty salons, as well as the Corn Exchange which hosts events and shows throughout the year. The wider area is also rich in natural attractions, with the North Norfolk coastline around Hunstanton and several nearby nature reserves providing wonderful options for walks and family days out. Overall, it is a very peaceful place to live that remains well connected to the surrounding region, offering both the charm of village life and straightforward links further afield.

## How Far Is It To?

King's Lynn town centre and mainline rail station, serving London Kings Cross in about 1 hour 40 minutes, lie just under 5 miles west, a drive of approximately 12 minutes. Cambridge and Newmarket are around 44 and 40 miles respectively. The North Norfolk Coast at Hunstanton is around 19 miles north. The Sandringham Estate stands just under 11 miles northeast. Norwich, the county capital, is approximately 42 miles east and a drive of just over an hour. The A47 dual carriageway lies adjacent, ensuring seamless connections to the wider region.

## Directions

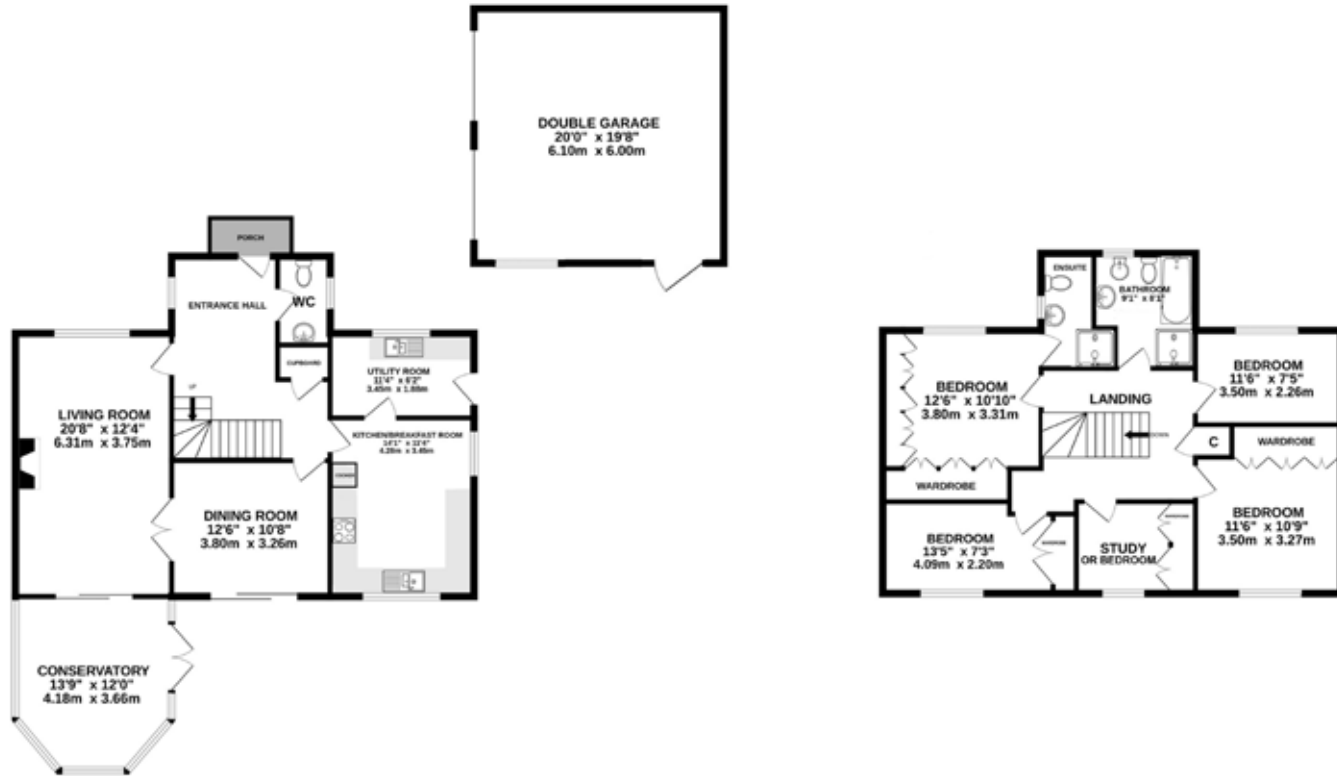
Travel east from the Hardwick roundabout on the A47, and Middleton is the first village encountered. Where St Mary's Church is found on the corner, take a left turn into Station Road, then the second left into Arlington Park Road where the property will be found on the left-hand side of the private drive beyond the cul-de-sac.

## Services, District Council and Tenure

Electric Storage Heating, Mains Water, Mains Drainage  
Broadband Available - please see [www.openreach.com/fibre-checker](http://www.openreach.com/fibre-checker)  
Mobile Phone Reception - varies depending on network provider  
Please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)  
King's Lynn and West Norfolk District Council - Council Tax Band E  
Freehold

GROUND FLOOR  
1365 sq.ft. (126.8 sq.m.) approx.

1ST FLOOR  
822 sq.ft. (76.3 sq.m.) approx.



TOTAL FLOOR AREA : 2187 sq.ft. (203.2 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 not 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.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lowest running costs	A (92-100)		
B (81-91)			
C (69-80)			
D (55-68)			
E (39-54)		43	57
F (21-38)			
Not energy efficient - highest running costs	G (1-20)		

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Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.





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