



THE STORY OF

# 6 Middleton Hall

*Middleton, Norfolk*

SOWERBYS



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Hall Orchards, Middleton,  
Kings Lynn, Norfolk  
PE32 1SP

Stunning Penthouse within  
Grade II Listed Middleton Hall

Exceptional Principal Bedroom  
with Vaulted Ceiling

Spacious Sitting Room with  
Panoramic Golf Course Views

West-Facing Sash Windows  
and Spectacular Sunsets

Well-Appointed Kitchen/  
Dining Room

Beautifully Maintained  
Communal Gardens

Ample Residents' Parking

Peaceful Setting with  
Excellent Privacy

Short Drive to King's  
Lynn and the Coast

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There are homes that impress with their proportions, and others that transform everyday living. Occupying the top floor of the magnificent Grade II Listed Middleton Hall, this exceptional one-bedroom penthouse does both. With panoramic west-facing views across the neighbouring golf course, elegant period surroundings and beautifully maintained communal grounds, it offers a peaceful home with a wonderful sense of space.

Approached via a sweeping driveway, Middleton Hall is a striking Georgian residence rebuilt around 1800 for Edward Everard. Rich in history and character, it provides a fitting setting for this unique penthouse.

The welcoming entrance hall leads to a spacious reception room where three large west-facing sash windows flood the room with natural light and frame spectacular sunset views. The adjoining kitchen/dining room offers generous storage, ample work surfaces and space for everyday dining. The impressive principal bedroom occupies the curved section of the building, creating a spacious retreat with high ceilings and plenty of room for additional furniture, while a well-appointed bathroom completes the penthouse.

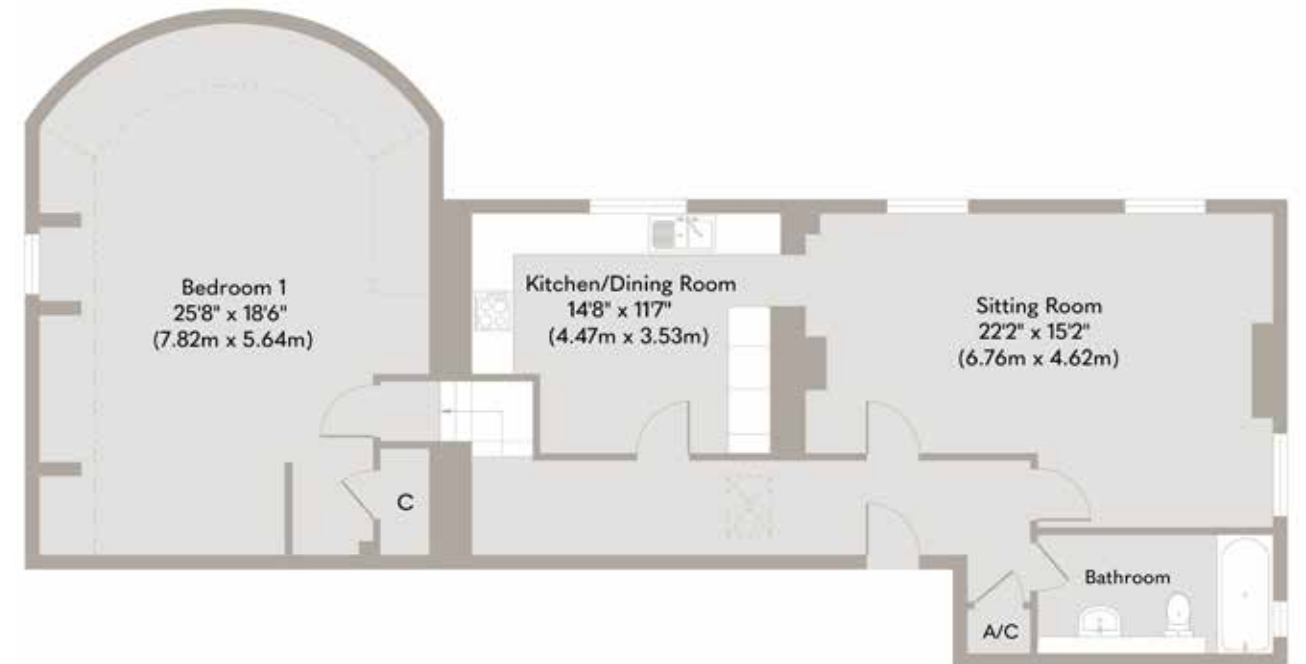
Outside, residents enjoy beautifully maintained communal grounds laid to lawn, with well established apple, pear, plum and damson trees, together with allocated parking and communal drying areas. The apartment also benefits from electric night storage heating.

Situated in a quiet location with excellent access to the A47, King's Lynn's shops, amenities and mainline rail services are within easy reach, as are the beaches of Hunstanton and the stunning North Norfolk coastline. The property is offered with approximately 105 years remaining on the lease and includes a share in the resident-managed maintenance company.



The superb west-facing  
sunsets have been one  
of our favourite things  
about living here.





Approximate Floor Area  
1176 sq. ft  
(109.28 sq. m)

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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# Middleton

VILLAGE LIFE OFFERING SO MUCH MORE...

Village life with a fine selection of amenities. Middleton enjoys its own Golf Club along with a church, restaurant and shop with post office. Sitting just over four miles from the Hanseatic King's Lynn, where a choice of schools, stores and eateries on the quay await.

Perched on the banks of the River Ouse, King's Lynn has been a centre of trade and industry since the Middle Ages, and its rich history is reflected in the many beautiful buildings which still line the historic quarter.

King Street, which runs from Tuesday Market Place to the Custom House, was once known as 'Stockfish Row' for the number of fish merchants that lived there. With a listed building every 26ft, Sir John Betjeman described it as one of the finest walks in England.

With Cambridge, Peterborough and Norwich all within an hour's drive and a direct rail line into London King's Cross arriving in the capital in just 1 hour 40 minutes, King's Lynn continues to attract a growing number of professionals seeking an easy commuter route. It's easy to see the appeal of this central location with a clutch of high street retailers and independent restaurants in the town's Vancouver Centre. The Majestic Cinema and King's Lynn Alive Corn Exchange are the place to catch a film or show, or check out what's on at St George's Guildhall, the UK's largest surviving medieval guildhall, today a vibrant arts centre.



## Note from the Vendor



"We've loved the fantastic views, the character of this historic home, the peaceful communal grounds, and its convenient location."



## SERVICES CONNECTED

Mains water, electricity and drainage. Electric storage heating.

## COUNCIL TAX

Band C.

## ENERGY EFFICIENCY RATING

E. Ref - 8408-8913-7129-1027-4513

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

Leasehold. 105 years remaining.

## LOCATION

What3words: /// downsize.toggle.decorator

## AGENT'S NOTE

Ground rent of £100pa. Maintenance charges of £260pcm, covering building insurance and maintenance of shared areas.

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# SOWERBYS

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