



The Birches House, South Wootton
Guide Price £750,000

BELTON DUFFEY



THE BIRCHES HOUSE, 65 CASTLE RISING ROAD, SOUTH WOOTTON, NORFOLK, PE30 3JA

An attractive 5 bedroom detached character residence, situated in a sought after location with large established gardens, parking and garage.

DESCRIPTION

An attractive 5 bedroom detached character residence, situated in a sought after location with large established gardens, parking and garage.

The property is built of part solid walls and part cavity brick walls under a slate roof and is believed to have been commissioned by Queen Victoria for her chauffeur. The property retains many original features including pine flooring, period fireplaces, picture rails, quarry tiled floors and panelled internal doors.

The accommodation briefly comprises entrance hall, drawing room, dining room, morning room, kitchen, cloakroom and garden room (constructed in 2014) to the ground floor. On the first floor there are 5 bedrooms, a cloakroom and a shower room.

Outside, the property has large established private gardens and a larger than average garage.

PLEASE NOTE: Planning permission was granted for a single storey residence in March 2024 to the west side of no. 65 Castle Rising Road and is being sold separately with its own private driveway.

SITUATION

South Wootton is perhaps one of the most sought after residential areas in West Norfolk, being well known for its schools (K.E.S catchment area), shops, recreational facilities and activities including the nearby golf course on Castle Rising Road and rugby fields at North Wootton, close to G.P. Surgery at North Wootton and with close access to King's Lynn with its full range of shopping and banking facilities and main line train to London's King Cross. The North Norfolk Coast is a short distance drive and is an area of outstanding natural beauty. South Wootton is also close to the Royal Sandringham Estate where the public have access to walk over the wooded estate.

PORCH

Steps up to the UPVC front door which leads into the entrance hall.

ENTRANCE HALL

4.40m x 2.4m max (14' 5" x 7' 10" max) Radiator, staircase to first floor landing, understairs storage cupboard housing the electric trips switches and meter.

CLOAKROOM

1.84m x 0.88m (6' 0" x 2' 11") Low level WC, wash hand basin and frosted window to rear.

DRAWING ROOM

5.20m into bay x 4.10m (17' 1" into bay x 13' 5") Bay window comprising of 3 UPVC sash units to front and UPVC sash window to rear, 2 radiators and fireplace with wood burner set on a stone hearth with wooden mantel.

DINING ROOM

5.20m x 4.10m (17' 1" x 13' 5") Bay window comprising of 3 UPVC sash units to front and UPVC sash window to side, open fireplace with stone surround and tiled heath with wooden mantel and 2 radiators.

MORNING ROOM

5.18m x 3.62m (17' 0" x 11' 11") 2 UPVC windows and door to the garden room, 2 radiators, recessed shelving and a small storage cupboard.

KITCHEN

3.34m x 2.44m (10' 11" x 8' 0") Worktop with stainless steel sink having cupboards and drawers under, matching wall cupboards, space and plumbing for washing machine, space for cooker, space for fridge/freezer, door to rear, window to rear, tiled walls and ceramic tiled floor.



GARDEN ROOM

7.87m x 3.68m max into sitting area (25' 10" x 12' 1" max) Brick construction with UPVC double glazed units, roof and double doors to rear garden, recessed sitting area with feature ceiling beam over and tiled floor.

SPACIOUS FIRST FLOOR LANDING

9.20m max x 2.43m (30' 2" max x 8' 0") UPVC sash window to front, 2 radiators and loft access.

CLOAKROOM

1.56m x 0.91m (5' 1" x 3' 0") Low level WC, wash hand basin and frosted window to side.

SHOWER ROOM

1.88m x 1.77m into shower recess (6' 2" x 5' 10" into shower recess) Kudos shower cubicle with power shower, pedestal wash hand basin, frosted window to side, heated chrome towel rail, tiled walls and floor.

BEDROOM 1

5.20m into bay x 3.52m to front of wardrobes (17' 1" into bay x 11' 7" to front of wardrobes) Bay window comprising 3 UPVC sash units to front, 2 radiators, built-in wardrobe with hanging rail and shelves and wooden floor.

BEDROOM 2

5.20m into bay x 4.12m max (17' 1" into bay x 13' 6" max) Bay window comprising of 3 UPVC sash units to front and 2 radiators.

BEDROOM 3

3.65m x 2.03m (12' 0" x 6' 8") UPVC double glazed window to side and radiator.

BEDROOM 4

3.94m x 2.50m (12' 11" x 8' 2") UPVC sash window to rear, radiator and wash hand basin with tiled splashback.

BEDROOM 5

3.95m x 2.50m (13' 0" x 8' 2") UPVC double glazed sash window to side, radiator and wash hand basin.

REAR UTILITY/BOILER ROOM

2.37m x 1.55m (7' 9" x 5' 1") Housing the gas fired central heating boiler and space for tumble dryer.

OUTSIDE

The property occupies an established plot and is accessed via a 5-bar gate with an extensive shingle driveway which provides ample parking.

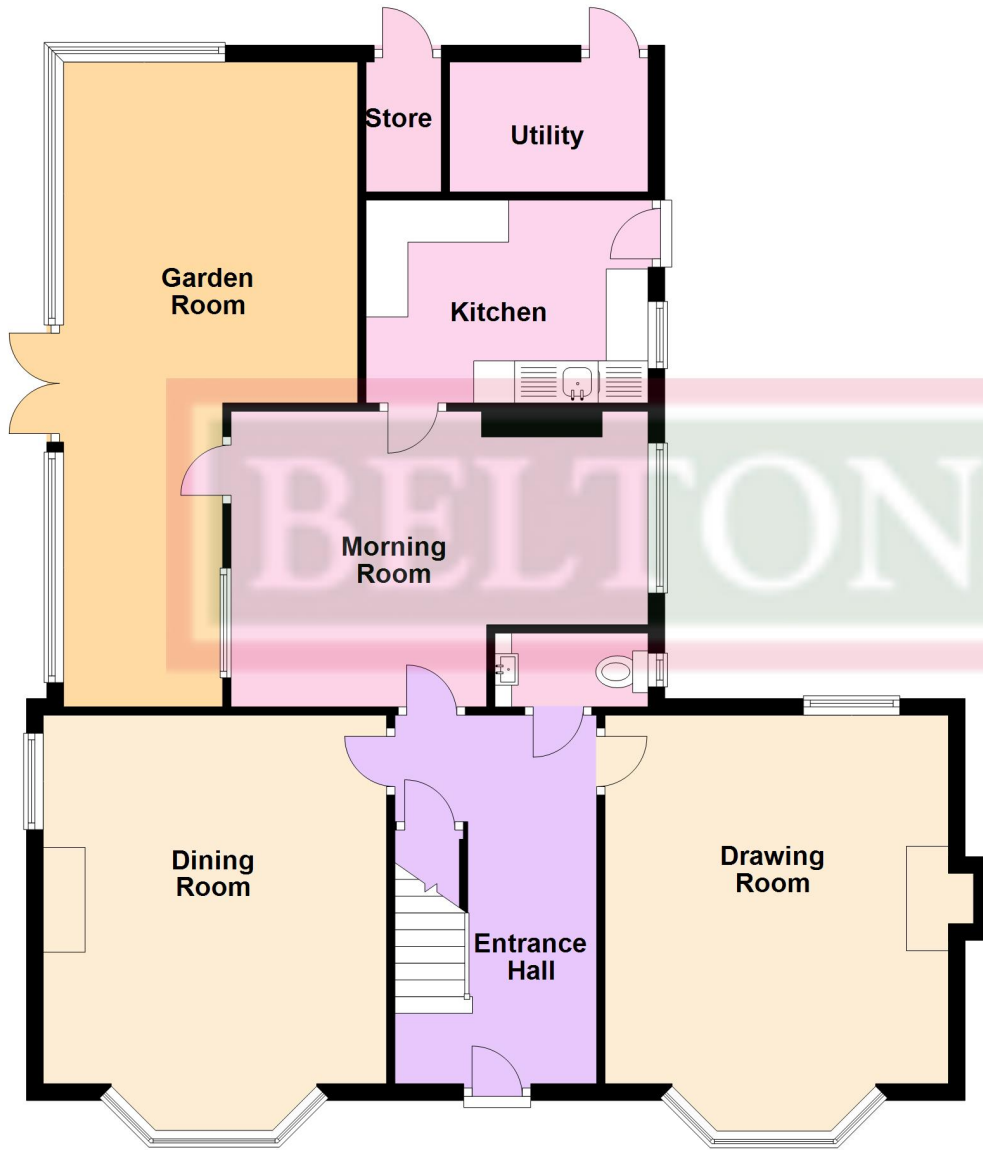
The front garden is laid to lawn with various established flowers, shrubs and trees for privacy and seclusion. The shingle driveway continues to the east side of the property where there is further 5 bar-gate giving access to a paved area having steps up to the kitchen door and to the garage.

The shingle area leads on to the rear garden which is laid to lawn with further trees and shrubs and is enclosed by fenced and hedges boundaries.

At the rear of the property is the utility/boiler room and outside store. To the west side of the house is a further paved area leading to the garden room. There is a pedestrian gated access to the front of the property.

GARAGE

Ground Floor



First Floor



DIRECTIONS

From King's Lynn town centre proceed out of town on the Northern Bypass (Edward Benefer Way) into Low Road, South Wootton. Continue along taking the third left hand turning at the traffic lights into Castle Rising Road. Proceed along and the property can be seen on the left hand side.

OTHER INFORMATION

Borough Council King's Lynn & West Norfolk, King's Court, Chapel Street, King's Lynn, Norfolk, PE30 1EX. Council Tax Band F.

EPC - D.

Gas central heating.

TENURE

This property is for sale Freehold.

VIEWING

Strictly by appointment with the agent.





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