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Rose Cottage  
Market Lane  
Crimplesham

£635,000

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# Rose Cottage

Crimpleham, King's Lynn, PE33 9DZ

This period detached cottage was originally part of Crimpleham Hall and is believed to date back approximately 250 years. Situated in a lovely position in the village of Crimpleham on a plot extending to in excess of 3 acres (STMS). The property has been lovingly renovated and extended offering spacious accommodation whilst retaining many of its period features. A long driveway leads to the property a generous parking area and double garage. There are front and rear gardens with five bar gates providing access into the paddocks with an additional gated vehicular access back onto Main Road. The grass paddocks have a connecting roadway and dividing gates as well as two stables and an open cart lodge. Inside the reception rooms are spacious and include a sitting room, dining room and open plan kitchen/breakfast room with doors to the rear. On the first floor there is a master bedroom with a vaulted ceiling, Juliette Balcony and En-suite shower room. There are two further bedrooms and a family bathroom. To the rear is a foundation for a detached one bedroom annex which was approved by Kings Lynn & West Norfolk council under planning reference 2/04/0307/F. Although the project was never completed this could be an ideal opportunity for buyers requiring additional accommodation.



## Entrance Porch

7' 1" x 4' 11" (2.16m x 1.50m) Door to front. Windows to either side. Tiled floor: Timber door to:

## Dining Room

15' 9" x 14' 1" (4.80m x 4.29m) Recessed fireplace with wood burning stove. Original timber floor: Bowed windows to front. Window to rear: Two wall lights. Exposed beams. Staircase to first floor: Built in storage cupboard. Stable door to kitchen. Door to sitting room. Half glazed door to study.

## Study

10' 5" x 7' 1" (3.17m x 2.16m) Window to rear and side. Built in cupboard & book shelf. Original timber floor: Opening to rear porch & utility room.

## Kitchen/Breakfast Room

11' 11" x 18' 5" (3.63m x 5.61m) Solid timber painted units. Oak worktop. Butler sink. Range oven. Space for fridge freezer: Four windows. UPVC double glazed patio doors to rear: Wood parquet floor: Spot lights. Exposed feature wall. Radiator:

## Utility Room

6' 5" x 6' 10" (1.96m x 2.08m) Sink with cupboard under worktop with space for washing machine & tumble dryer: Window to front. Spot lights. Door to cloakroom..

## Shower Room

7' 5" x 5' 10" (2.26m x 1.78m) Window to front. W.C. Tiled floor: Radiator: Opening to shower which is fully tiled with window to side.

## Rear Porch

3' 11" x 3' 4" (1.19m x 1.02m) Tiled floor: Door & window to rear:

## Sitting Room

12' 2" x 14' 3" (3.71m x 4.34m) Inglenook fireplace with wood burning stove. Bowed windows to front and rear: Television point. Two radiators. Two wall lights.

## First Floor Landing

Loft access. Radiator: Doors to bedrooms and bathroom.

## Bedroom 1

12' 1" x 17' 8" (3.68m x 5.38m) Vaulted ceiling. Two double glazed Velux windows. Patio doors to Juliette balcony. Radiator: Television point. Door to En-suite.

## En-suite

3' 10" x 6' 0" (1.17m x 1.83m) Tiled shower enclosure. W.C. Wash hand basin within vanity unit. Tile floor: Radiator: Extractor fan.

## Bedroom 2

13' 3" x 14' 1" (4.04m x 4.29m) Window to front and rear: Two radiators.

## Bedroom 3

11' 5" x 7' 3" (3.48m x 2.21m) Window to rear: Radiator: Shelving to recess.

## Bathroom

15' 9" x 6' 6" (4.80m x 1.98m) Free standing antique copper bath with mixer tap (available by separate negotiation, will be replaced with an alternative free standing bath if not required). Wash hand basin within antique vanity unit. W.C. Radiator: Window to front. Timber floor:

## Agents Note

Prospective purchasers should be aware that there is a covenant on the rear field in respect of development or planning permission. For further details please contact our office.

## Disclaimer

Whilst we have endeavoured to prepare our sales particulars accurately none of the services, appliances or equipment have been tested. A buyer should satisfy themselves on such matters prior to purchase. Any measurements or distances mentioned in these particulars are for guide reference only. If such particulars are fundamental to a purchase, buyers should rely on their own enquiries. All enquiries should be directed to King & Partners in the first instance.

