



NEWSON & BUCK
ESTATE AGENTS

2 Old Rectory
St Andrews Lane
Congham
King's Lynn
Norfolk
PE32 1DU

£575,000

Welcome to 2 The Old Rectory, this distinguished period residence on St. Andrews Lane, Congham exudes timeless charm and refined living. Once part of the former rectory, the property has been thoughtfully refurbished, blending original character with contemporary comfort to create a truly exceptional home. The house welcomes you with an immediate sense of light and space, accentuated by high ceilings and beautifully proportioned rooms. At its heart, a bright day room offers a seamless connection to the gardens, a perfect setting for relaxed dining or morning coffee while overlooking the greenery beyond. The elegant lounge, complete with a statement fireplace and a discreetly concealed bar, provides the ideal space for both quiet evenings and sophisticated entertaining. The accommodation includes three generous bedrooms, with the principal suite offering a private sanctuary featuring an ensuite and serene garden views. Every detail reflects the care and consideration of its current custodians, combining period grace with the ease of modern living. Outside, the landscaped gardens are a true highlight — The setting is both tranquil and picturesque, with views towards the historic St. Andrews Church.

- Unique Family Home
- Master Bed with En-Suite
- Two Further Double Bedrooms
- Kitchen with separate Utility
- Two Reception Rooms
- Family Bathroom and Downstairs WC
- Off Road Parking
- Private and Landscaped Gardens
- Village Location
- MUST BE SEEN!!



Sitting Room

19'03" x 14'02" (5.87m x 4.32m) Entrance door, oak panel flooring, large fireplace with decorative surround and log burner, window to front aspect, concealed bar area behind double doors housing extensive built in bar area with shelving two chillers

Kitchen

15'2" x 15'8" (4.62m x 4.78m) Tiled flooring, range of base and wall cabinets with marble worktop over, Belfast sink with mixer tap over, integrated dishwasher, integrated fridge, integrated freezer, built in double oven, electric Aga, doors leading to first floor

Garden Room

14'10" x 13'06" (4.52m x 4.11m) Tiled flooring, sliding doors leading to rear patio, window to kitchen

Utility Room

5'04" x 10'03" (1.63m x 3.12m) Tiled flooring, range of base and wall cabinets with worktop over, Belfast sink with mixer tap, Velux window, space for washing machine, space for tumble dryer, integrated freezer, Cupboard housing Oil Boiler

Hallway

11'08" x 3'07" (3.56m x 1.09m) Tiled flooring, storage cupboard with shelving

Shower Room

4'6" x 7'8" (1.37m x 2.34m) Oak Panel flooring, Double shower enclosure with Rainfall shower with separate attachment, Sky light, heated towel rail, high level flush w/c, hand basin inset of vanity unit, double wall lights

Lobby

8'05" x 5'03" (2.57m x 1.60m) Tiled flooring, storage cupboards, door leading to rear garden, doors leading to

Downstairs WC

3'7" x 4'5" (1.09m x 1.35m) Tiled flooring, half tiled surround, high level flush w/c, hand basin, towel rail

Landing

Carpeted, stairs from first floor

Hallway

Carpeted, doors leading to

Master Bedroom

17'02" x 15'04" (5.23m x 4.67m) Carpeted, two windows to front aspect, built in wardrobe, walk in wardrobe with shelving and rails, Original feature fireplace with surround, radiator, door leading to

En-Suite

4'02" x 9'10" (1.27m x 3.00m) Tiled flooring, double shower enclosure with rainfall shower over and separate attachment, wall lights, high level flush w/c, vanity unit with hand basin, window with Church and Field views

Bedroom Two

10'03" x 12'06" (3.12m x 3.81m) Carpeted, window to rear aspect with Church and field views, storage cupboard, radiator

Bedroom Three

9'09" x 16'03" (2.97m x 4.95m) Carpeted, full length windows and patio doors leading to rear garden, window to side aspect

Family Bathroom

8'03" x 8'03" max (2.51m x 2.51m) Tiled flooring with tiled wall surround, Freestanding roll top bath with hand held attachment, high level flush w/c, built in storage, vanity unit with hand basin with window to rear aspect of views of the Church and the rear garden

External

To the front the property provides a brick weave driveway for multiple cars as well as more parking opposite. The large and private garden provides ample space for entertaining which includes -

Summer House - 10'7 x 14'5 - Patio doors to front, kitchenette with sink and fridge, vinyl flooring, window to side and front aspect, power and lighting
Yoga Studio/Gym - 14'7 x 10'7 - Patio doors to front, vinyl flooring, power and lighting

Large Storage Shed - Storage and shelving with windows to front aspect.

The gardens offer a peaceful and beautifully arranged retreat, thoughtfully landscaped to provide a variety of distinct areas for relaxation and enjoyment. A paved patio terrace is surrounded by mature planting, including palm and topiary trees, creating a wonderful setting to unwind and take in the tranquillity of the surroundings. A raised ornamental fish pond with a water feature provides an attractive focal point, while a raised wooded area to the rear enjoys delightful backdrop views towards St Andrews Church. A wood chip pathway leads you through the garden, leading past a well-constructed wooden children's play area and onwards to a generous lawned section which enjoys uninterrupted field views.

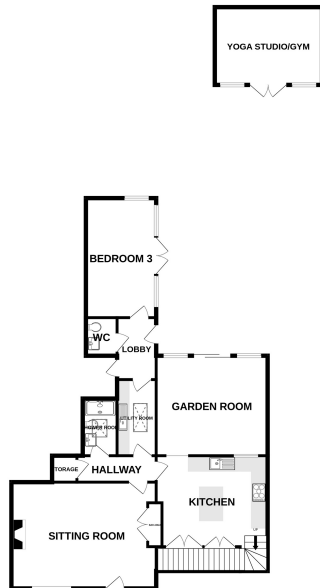
Positioned at the far end of the garden, a substantial studio benefits from light and power, offering excellent versatility — ideal as a home office, gym, or a stylish space for summer entertaining.

EPC - D

Council Tax - C



GROUND FLOOR
1391 sq.ft. (129.2 sq.m.) approx.



1ST FLOOR
568 sq.ft. (52.7 sq.m.) approx.



TOTAL FLOOR AREA : 1958 sq.ft. (181.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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. 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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