



Denver Hall, Denver
Guide Price £799,950





DENVER HALL, 22 ELY ROAD, DENVER, NORFOLK, PE38 0DW

Substantial grade II* listed period house in 4.9 acres (sts) with a Grade II* listed Gate House, planning for Lodge and further development potential (stpp).

DESCRIPTION

AVAILABLE TO VIEW FROM 12TH FEBRUARY 2024 THROUGH THE SELLING AGENTS.

A substantial detached grade II* listed period residence in grounds of approximately 4.9 acres (s.t.s) with a grade II* listed Gate House, planning for Lodge and potential for further development (stpp). The property is a fine example of 16th Century and 18th Century architecture and is believed to have been constructed circa 1490-1520 in the main and subsequently altered in the 18th century. It was once part of the charming Ryston Estate for many years and believed to be the residence of Sir George William Manby, a close friend and associate of Lord Nelson.

The property is situated in a desirable village location and sought after leisure adjunct of Denver with 32 miles of foot paths, rivers, sluice, rowing, sailing, 3 caravan sites, 5 fishing venues, 2 Golf Courses, 3 Licenced premises and the historic Windmill.

A Certificate of lawful use or development reference no. 23/00694/LDE was granted 4th August 2023 relating to an approved Gatehouse reference 2/94/1894/F. Plans can be inspected at the agents office.

The vendors architect has provided an Indicative site plan showing new build properties and log cabins within the grounds overlooking the lake, all subject to planning permission and Heritage England approval.

Alternatively, the site has a wide range of possible uses (subject to planning permission) from events venue to up market Priory style clinic that could attract a range of buyers and any marketing should set out to do so. Few venues can offer undoubted Heritage with accessibility by road, river and rail and within a natural setting.

The property requires full renovation and briefly comprises Entrance Hall, Sitting Room, Dining Room, Snug/Office, Utility/Store, Study/Breakfast Room, Kitchen, Boot Room, Utility room, First Floor Accommodation, Master Bedroom, Ensuite Bathroom, Bedroom Two, Ensuite Bathroom, Dressing Room, Bedroom Three, Ensuite Bathroom, Bedroom Four, Bedroom Five, Bedroom Six, Family Bathroom, Second Floor Accommodation, Bedroom Seven, Bedroom Eight, Bedroom Nine. The accommodation is approximately 465 m² (4998 sq.ft)

The property has extensive wooded grounds of approximately 4.9 acres (subject to survey) with various ponds and a 16th Century grade II* listed gate house, which has recently undergone a full refurbishment programme being partly funded by Historic England. According to an Historic England expert the property has an original capability Brown style garden layout from 1750, forming 5 Terraces from house in wide horseshoe down to the lake.



SITUATION

Denver is a village approximately 1 mile south of Downham Market and is located on the River Great Ouse being situated 14 miles south of King's Lynn. The village is popular with tourists with various recreation facilities including Denver Sluice, 3 caravan sites, 5 fishing venues, 2 Golf Courses, 3 Licenced premises, historic Windmill and is the National Cycle route 11 which connects Cambridge with King's Lynn. Denver Sluice is the home of West Norfolk Rowing Club and Denver Sailing Club and is a popular location for pleasure boaters and for people just wanting to relax around the waterways. It is also on the Fen Rivers Way footpath which follow the River Great Ouse from King's Lynn to Ely and then along the River Cam to Cambridge. There is also a Church, local store/post office, a highly regarded village school, public house, village hall, sports pavilion and sports field. Close by is Downham Market with its connection on the electrified King's Lynn to King's Cross railway line thus making it ideal for anyone wishing to commute to Ely, Cambridge or London, The train service from Downham Market to London takes on 1 hours 28 minutes

RECEPTION HALL

6.77m x 4.36m (22' 3" x 14' 4")

DRAWING ROOM

6.84m x 4.19m (22' 5" x 13' 9") Window shutters, period fireplace, recessed bookshelves and ceiling cornice.

DINING ROOM

7.03m x 5.48m (23' 1" x 18' 0") High ceiling.

SNUG

4.27m x 4.48m (14' 0" x 14' 8")

CLOAKROOM

With low level WC.

KITCHEN

5.4m x 4.9m (17' 9" x 16' 1")

BOOT ROOM

2.85m x 2.7m (9' 4" x 8' 10")

UTILITY ROOM

3.65m x 2.89m (12' 0" x 9' 6")

FIRST FLOOR LANDING

MASTER BEDROOM

4.75m x 4.45m (15' 7" x 14' 7")



EN-SUITE BATHROOM

3.65m x 3.0m (12' 0" x 9' 10")

BEDROOM 2

4.58m x 4.18m (15' 0" x 13' 9")

EN-SUITE BATHROOM 2

3.65m x 3.0m (12' 0" x 9' 10")

DRESSING ROOM

2.85m x 2.77m (9' 4" x 9' 1")

BEDROOM 3

4.6m x 4.48m (15' 1" x 14' 8")

EN-SUITE BATHROOM 3

2.94m x 2.71m (9' 8" x 8' 11")

BEDROOM 4

4.69m x 3.58m (15' 5" x 11' 9")

BEDROOM 5

4.9m x 3.58m (16' 1" x 11' 9")

BEDROOM 6

4.16m x 2.3m (13' 8" x 7' 7")

FAMILY BATHROOM

3.60m x 2.46m (11' 10" x 8' 1")

SECOND FLOOR LANDING**BEDROOM 7**

5.25m x 3.70m (17' 3" x 12' 2")

BEDROOM 8

4.14m x 2.61m (13' 7" x 8' 7")



BEDROOM 9

10.84m x 2.74m (35' 7" x 9' 0")

OUTSIDE

The property is set in established grounds of approximately 4.9 acres (subject to survey) and is accessed via its own private driveway leading up to the front entrance door. To the front of the property are extensive grounds which leading down to a small lake.

To the rear of the property, the northern boundary is enclosed by a high brick wall which screens the property from the road. There is also a listed gatehouse within the grounds.

DIRECTIONS

From King's Lynn proceed south to Downham Market on the A10. At the roundabout take the second exit on continuing on the A10, at the next roundabout take the first exit continuing on the A10, next right onto the A1122, the drive to the property can be found 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. Tel 01553 616200.

Council Tax Band G

EPC - G.

TENURE

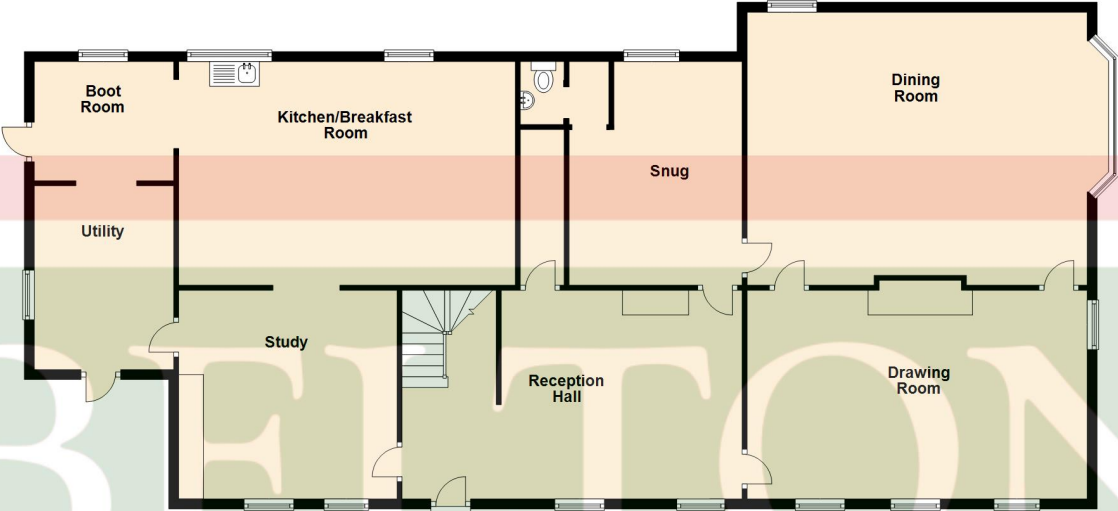
This property is for sale Freehold.

VIEWING

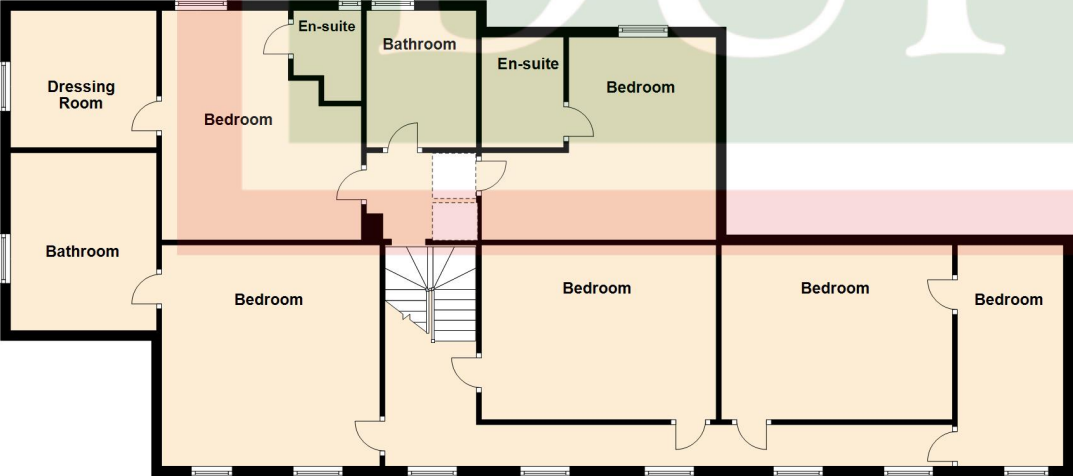
Strictly by appointment with the agent.



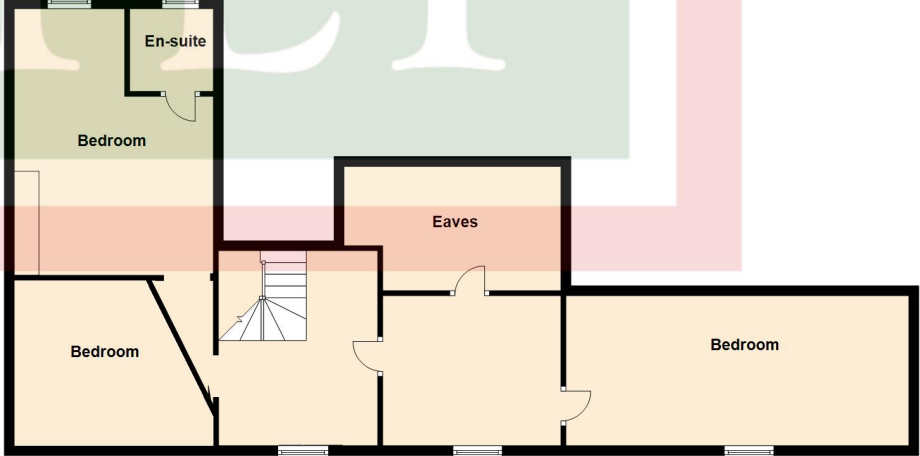
Ground Floor



First Floor



Second Floor



BELTON
DUFFEY



BELTON DUFFEY

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