



NEWSON & BUCK
ESTATE AGENTS

Paddock House
Hardwick Narrows
West Winch
King's Lynn
Norfolk
PE33 0NA

£600,000

GUIDE PRICE £600,000-£650,000 Welcome to Paddock House, an individual and characterful home set within grounds approaching an acre (STMS). Set in a private and secluded position in West Winch, it offers spacious & versatile living across two floors, together with a separate two-bedroom log cabin, a triple garage with workshop. Ideally located, the house is just a short drive from the Hardwick Retail Park, King's Lynn town centre, and the A10. The house is both flexible & inviting, comprising of reception hall, a generous sitting room, and a striking triple aspect dining/family room, a snug with wood burner, study, kitchen, utility room, and W/C. On the first floor, four well-proportioned bedrooms, alongside a family bathroom and a versatile office/nursery. The master bedroom enjoys a refurbished en-suite shower room and an walk-in wardrobe/dressing room. The property has been modernised with installation of a sewage treatment plant and EV charger as well as extensive refurbishment of the majority of the rooms. Paddock House represents a rare opportunity to acquire a unique home with charm, space, and exceptional versatility, set within a sought after, tranquil location

- SPACIOUS & VERSATILE FAMILY HOME
- PRIVATE & SECLUDED SETTING
- MATURE GROUNDS OF AROUND AN ACRE (STS)
- TRIPLE GARAGE & WORKSHOP
- INDEPENDENT 2-BEDROOM TIMBER LODGE
- 4 BEDROOMS WITH MASTER EN-SUITE & DRESSING ROOM
- 4 RECEPTION ROOMS
- FIELD VIEWS
- EASY ACCESS TO TOWN
- SOLAR PANELS



Porch

Brick built storm porch, entrance door

Entrance Hall

Brick flooring, two windows to front aspect, built in boot cupboard, built in cupboard housing the Oil Boiler, beamed ceiling doors leading to

Sitting Room

20' 04" x 17' 04" (6.20m x 5.28m) Laminate flooring, exposed beamed ceiling, window to front aspect, radiator, French doors to rear patio, stairs to first floor, under stairs storage, two radiators

Kitchen

15' 08" x 8' 02" (4.78m x 2.49m) Galley style kitchen with a range of modern base and wall cabinets, brick flooring, radiator, inset sink with mixer tap over, window to side aspect, space for American style fridge/freezer, induction hob and extractor, eye level oven, integrated dishwasher

Utility Room

7' 02" x 4' 11" (2.18m x 1.50m) Brick flooring, door leading to front courtyard, storage cupboard, wall cabinets, space for washing machine and tumble dryer

Downstairs W/C

2' 09" x 4' 02" (0.84m x 1.27m) Brick flooring, corner hand basin, low level flush w/c, window to rear aspect

Study

11' 11" x 9' 10" (3.63m x 3.00m) Walnut flooring, window to rear aspect, lime washed exposed brick walls, beamed ceiling, radiator

Living Room/Snug

15' 05" x 13' 09" (4.70m x 4.19m) Walnut flooring, two windows to rear aspect, exposed brick feature walls, log burner with brick surround,

Family/Dining Room

20' 08" x 13' 01" (6.30m x 3.99m) slate tiled flooring, exposed brick walls, windows to front, rear and side aspect, French doors to side and rear, beamed ceiling, feature fireplace surround

Landing

Carpeted, access to loft hatch, window to rear aspect, doors leading to

Master Bedroom

14' 09" x 11' 11" (4.50m x 3.63m) Engineered oak flooring, two windows to rear aspect, feature fireplace, radiator, ceiling fan, doors leading to

Dressing Room

13' 01" x 11' 05" (3.99m x 3.48m) Wood effect flooring, window to side aspect, eaves storage, range of fitted hanging rails

En-Suite

10' 09" x 4' 11" (3.28m x 1.50m) Bathroom suit comprising of panelled bath with shower over and shower screen, tiled surround, range of storage with free standing basin, low level flush w/c and bidet, window to front aspect, towel radiator, tiled flooring

Bedroom Two

10' 04" x 7' 02" (3.15m x 2.18m) Carpeted, airing cupboard, built in double wardrobe, window to front aspect, radiator, laminate flooring

Bedroom Three

10' 05" x 7' 04" (3.17m x 2.24m) Laminate flooring, radiator, window to rear aspect, exposed beam ceiling

Bedroom Four

8' 10" x 8' 04" (2.69m x 2.54m) Laminate flooring, radiator, window to rear aspect, feature fireplace

Family Bathroom

8' 06" x 7' 10" (2.59m x 2.39m) Wooden flooring, bathroom suite comprising of panelled bath with central taps, hand basin and low level flush w/c, radiator, window to rear aspect with open field views

Nursery

9' 02" x 5' 06" (2.79m x 1.68m) Carpeted, Velux window to front aspect, radiator

Triple Garage

28' 03" x 18' 04" (8.61m x 5.59m) Brick built triple garage, three up and over doors and two windows to the side, lighting and power and water supply

Workshop

18' 04" x 13' 01" (5.59m x 3.99m) Timber built workshop with doors to front, power and lighting

The Lodge

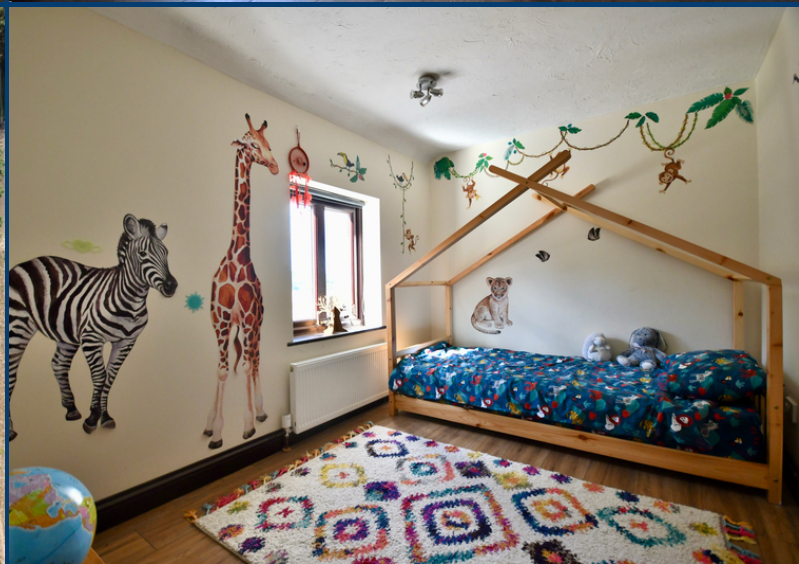
A fully independent timber annexe which has been used by the current owners family and guests, but could also generate additional income as long or short term let. The building has been recently refurbished and comprises an open-plan living area with fitted kitchen (including integrated oven and hob), two bedrooms and shower room. A timber veranda extends around the front and side of the property, with ramped access from the parking area. The lodge has its own LPG bottled gas-fired boiler for heating and hot water.

External

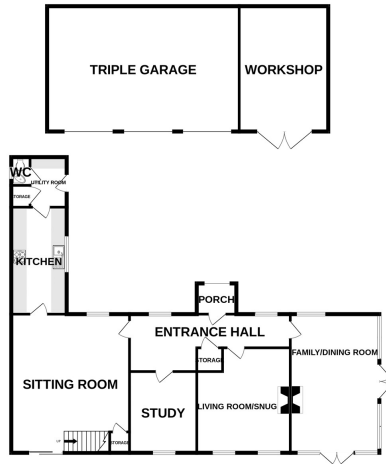
Paddock House is approached over a private driveway which crosses the common, before entering the property through a timber gate. In front of the house there is a large yard which provides parking and turning space for numerous vehicles, trailers or other machinery. To the north of the yard there is a brick-built triple garage with an adjoining workshop, alongside the lodge, which has an elevated position with a surrounding timber deck. The majority of the land is situated at the rear of the house, with a south facing orientation and flanked by open farmland to two sides. The rear garden includes a number of mature trees, many of which are various specimen of fruit tree, and a wood framed covered pergola running the entire south aspect of the house

Council Tax - B

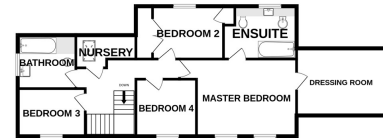
EPC - D



GROUND FLOOR
2582 sq.ft. (239.9 sq.m.) approx.



1ST FLOOR
837 sq.ft. (77.7 sq.m.) approx.



TOTAL FLOOR AREA : 3419 sq.ft. (317.6 sq.m.) approx.

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