



The Old Gatehouse
North Wootton | Kings Lynn | PE30 3RJ

IMPRESSIVE FAMILY HOME WITH LAND



Beautifully presented family home in a desirable Norfolk village, within a short drive of the many amenities of King's Lynn. This superb and much-loved family home is on the market for the first time in forty years and boasts four double bedrooms each with ensuite, four large reception rooms, garaging for 3 cars, stable block, and grazing land. Set within a peaceful location near the village common, this wonderful home needs to be seen to be appreciated.



KEY FEATURES

- Outstanding Renovated Four - Double Bedroom Detached Executive Home
- Perfect for Multi-Generational Living with Guest Suite Downstairs
- Impressive Principal Bedroom Including Balcony, Dressing Area & En-suite Bathroom
- Further Three En-suites
- Beautifully Presented Open Plan Kitchen Dining Area & Utility Room
- Sought After Village Location Close to the Coast
- Situated on a Generous Plot of 3 Acres (stms) Further Acreage Available by Separate Negotiations
- Stable Block with Solar Panels & Tack Room
- Electric Gated Entrance & Garage
- Total Accommodation Extends to 6,630 sq.ft

Originally built as a gatehouse for the now dismantled Kings Lynn to Hunstanton railway line, this superb property has remained within the current owner's family for four decades. Continuously enhanced and extended throughout this time, this impressive home now stands as a testament to thoughtful improvement. Situated on three acres of land (stms), with an additional 11 acres (stms) of grazing land available through separate negotiation, this property is perfect for individuals with equestrian interests.

Set along a peaceful country lane, on the outskirts of the desirable village of North Wootton, this property enjoys a tranquil setting, enhanced by its proximity to the village common. Reflecting on the delightful location, the current owner shares, "I'll miss the peace and quiet the most. It's such a wonderful location, just a short 10-15 minute drive from King's Lynn."

The property is bright and spacious throughout, with generous, flexible living spaces. It has also been thoughtfully designed to accommodate a multi-generational living arrangement, with a downstairs bedroom equipped with its own ensuite shower room offering convenience and accessibility.

The owner explains how most of the work was completed approximately 10 years ago, "We gutted the house, re-floored, re-wired, re-plumbed, plastered, and replaced the kitchen and bathrooms. We also added air-source heat pumps, together with underfloor heating in the kitchen, dining, utility area and ground floor bedroom suite."





KEY FEATURES

There is a large double aspect kitchen / dining room fitted with a collection of Shaker style kitchen cabinets to one end – providing plenty of storage. Black granite worktops adorn the base units, offering ample workspace for culinary endeavours. A black Rangemaster double electric oven, an integrated dishwasher, American fridge freezer and microwave will be remaining with the property. Under counter LED lighting provides an intimate ambience when required, while a sizeable island unit delivers additional storage and countertop space.

Double glass doors seamlessly connect the kitchen to the patio area – perfect for easy outside entertaining. A spacious dining area invites gatherings and family dining, creating wonderful area for socialising. A utility room with plumbing for a washing machine and dryer is located off the kitchen and provides access to the ground floor bedroom and ensuite.

There are four sizeable reception rooms, each offering the opportunity to customise to suit your preferences. Adjoining the kitchen is a snug / home study which features a large bay window that overlooks the pretty garden. Adjacent to this room is a further reception room that the current owners use as a library.

A bright, triple aspect sitting room easily accommodates large furniture items. At its centre is a limestone fireplace with woodburning stove – perfect for cosy nights in. Through the sitting room is the final reception room which the current owners use as a games room. As with the other rooms in this fantastic property, it is bright and welcoming, with natural light created by its double aspect. Patio doors offer access to the side of the property.

There are three good-sized bedrooms to the first floor. The principal bedroom is bright and comfortable with the added benefit of an ensuite bathroom with separate bath and walk-in shower. The room also boasts a dressing area with two fitted wardrobes.

Extensive wardrobe storage runs the length of the landing area and provides airing cupboard space and a useful hanging area. The two further bedrooms boast their own ensuite shower rooms in addition to fitted storage space.

























INFORMATION



Step Outside...

A double garage with electric door provides parking and storage and a useful WC has also been fitted for convenience when working outside. A large patio area surrounds the property and a greenhouse is a useful addition for the horticulturally inclined. There is a large stable block with six separate stables and feed room as well as a convenient outside tap fixture. The stables have been fitted with an automatic water system which channels water from the storage tank, directly into the stalls. Stairs to the first floor of the stable block provides access to a large storage area / tack room. A defined 20 x 20m area shows the remains of a sand school, which although has not been used for some years, provides an opportunity to restore. There is a 1.5 (stms) acre grazing paddock with field shelter offered with the sale of the property which brings the total plot size to 3 acres (stms). Two further grazing paddocks totalling 11 acres (stms) are available by separate negotiation.

On The Doorstep...

The picturesque Norfolk village of North Wootton is located only 4.5 miles from the market town of King's Lynn. The village presents a charming blend of traditional carrstone houses and modern properties. Its historic core is centred around a small village green. Amenities include a village store, a welcoming pub, takeaway and a picturesque church. There is also a large park which is shared with the neighbouring village of South Wootton. Sports enthusiasts will appreciate the west Norfolk Rugby Club and the proximity to King's Lynn Golf Club.

[Directions - Please Scan The QR Code Below](#)

What Three Words Location

Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words.. [///ensemble.inherit.daffodils](#)

Services, District Council and Tenure

Air Source Heat Pump, Mains Water and Water Treatment Plant
Kings Lynn and West Norfolk Borough Council - Band F
Freehold

Covenant on the Paddocks - ask agent for further details





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