



## Old Methwold Road, Kings Lynn, Norfolk, PE33 9TN

Rent - £650,000      Deposit -

A unique and imposing detached period home enjoying an elevated position within this small West Norfolk Hamlet. With period features, established gardens and a separate two bedroom cottage annexe. The property is well presented throughout having recently been much improved by the current owners so early viewings are highly recommended.

**Agent's Note:**

Please be aware that images of the property may have been digitally enhanced, edited, or staged using artificial intelligence, and may not reflect the current presentation or furnishings.

- OUTSTANDING PERIOD RESIDENCE
- ELEVATED PANORAMIC VIEWS
- FOUR BEDROOMS PLUS EN-SUITE
- OIL HEATING AND DOUBLE GLAZING
- ESTABLISHED GARDENS AND DOUBLE GARAGE
- SMALL WEST NORFOLK VILLAGE
- TWO RECEPTION ROOMS
- UTILITY AND BATHROOM
- TWO BEDROOM ANNEXE COTTAGE
- VIEWINGS HIGHLY RECOMMENDED



Council Tax Band: F - EPC Rating: E 48



Ground Floor



Floor 1



Floor 2

**Approximate total area<sup>(1)</sup>**

1989.49 ft<sup>2</sup>

184.83 m<sup>2</sup>

**Reduced headroom**

1.26 ft<sup>2</sup>

0.12 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360

