

The Old Rectory, Church Lane, Ashwicken PE32 1LN



Cruso & Wilkin

THE OLD RECTORY, CHURCH LANE, ASHWICKEN, KINGS LYNN PE32 1LN

A unique opportunity to acquire a small residential holding 3.82 hectares (9.45 acres) with potential for alternative uses (subject to planning).

- Traditional Georgian Rectory within private gardens and grounds
- Attached Cottage
- Additional traditional buildings
- Adjoining paddocks and amenity grounds

GUIDE PRICE:- £990,000

KING'S LYNN 6 miles

NORTH NORFOLK COAST 20 miles

SWAFFHAM 11 miles

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Description

A very rare opportunity to acquire a former Rectory situated within a rural location, comprising: Georgian style Rectory, adjoining cottage, traditional outbuildings, gardens including walled garden, woodland, paddocks and amenity grounds extending in all to about 3.98 hectares (9.45 acres) or thereabouts.

This property is habitable, but may benefit from further modernisation, decoration and improvement.

Method of Sale

The property is initially offered for sale by private treaty as a whole. The Vendors and their Agents reserve the right to invite best and final offers within a predetermined timescale if there is a substantial level of interest.

Situation

The property is situated to the south of the village of Ashwicken, off Church Lane, as identified on the attached location plan.

Viewing

Viewing is strictly by prior appointment **only** with the Vendors' Sole agents, CRUSO & WILKIN Tel: 01553 691691

Tenure and Possession

The Old Rectory is offered freehold and vacant possession will be given upon completion, subject to any rights of holdover referred to herein.

Council Tax

Council Tax is payable to The Borough Council of Kings Lynn and West Norfolk the current banding is:- **The Old Rectory Band G**
Rectory Cottage Band A

Property History -The Old Rectory has only been lived in by three families since it was built by Rev. John Freeman in 1842: the rector himself (1841-1877), the Rev. A.J. Groom and family (1877-1939) and the Leake family (1939-2020). The Rev. Freeman was a wealthy bachelor who had built "a neat Rectory" in 10 acres of land when he became the incumbent of All Saints' Church, Ashwicken. He arranged for the estate to be self-sufficient with a large house for himself with live-in servants' quarters incorporating a deep well (the hand pump for this well is still in the scullery) and an attached heated conservatory/greenhouse, a cottage for his groom, stables for at least two horses (when I first knew this building there were two loose-boxes and two stalls) with a hay-loft over and a coach house (now the garage) round a cobbled yard with a water pump. There were various other outbuildings including a wash-house up the garden (now fallen into disrepair but I remember it with two enormous copper wash bowls, one over a fire, and a mangle still there), outside lavatories and a brewhouse under a mound of earth on which he planted a Corsican Pine tree (a large part of which has recently died). The door of the brewhouse was bricked up when I first knew it but when my father knocked a hole in it and we scrambled in, we found remains of old hooped cider barrels in the alcoves inside. The grounds comprised a half-walled garden for vegetables, two orchards, a 5-6 acre field with a cow byre and a small wood. When I was young I remember that there were hops and very old trees of cider apples as well as several varieties of eating and cooking apples, pears and 7 varieties of plums/greengages/damsons/bullaces growing in the gardens and orchards. The Rev. A.J. Groom, whose parents lived in the nearby Ashwicken Hall, was appointed rector as a young man in 1877 and lived there with his family until shortly before the Second World War and apparently made few changes. The diocese then decided the large rectory was too expensive to maintain and built a "modern" rectory on the main road and sold off the old rectory to Philip and Anne Leake in the autumn of 1939. They brought up their family there succeeded by their son Nicholas, a who tragically died in 2019. Many of the features of the house remain unchanged from when it was built, including a set of bells in the kitchen issuing from the front of the house and a bread oven and hand pump for the well in the scullery which also has a bell-pull for a bell atop the house which summoned people in to meals. Supplied by Mrs L Carter (née Leake).

Local Amenities and Recreation

The village of Gayton is 3 miles east of the property, supporting local butchers, post office, fuel filling station with convenience store, pub and other local business; Ashwicken and Gayton having Primary Schools. Ashwicken is within close proximity of King's Lynn, and Swaffham, supporting a range of local and national stores together with further Schooling, Sporting facilities, Amenities, Recreation and Leisure facilities, etc. The North Norfolk Coast is approximately 20 miles north of the property offering additional Sporting, Leisure and Recreational activities.

King's Lynn benefits from a railway station with a direct rail link to London (Kings Cross).

Sporting Rights

The sporting rights in so far as they exist are included in the sale of the freehold.

Timber and Mineral Rights

These, in so far as they are relevant and owned, are to be included with the freehold.

Services

Independent mains water, mains electricity, domestic drainage to private Systems within the curtilage of the property. Independent oil fired boilers servicing hot water and domestic heating. Solar panels to obscured roof pitch.

Outgoings

All existing outgoing, drainage rates, wayleaves, easements (where applicable) will be apportioned up to completion.

Holdover

The Vendors reserve the right of holdover to remove personal effects and chattels from the Rectory and buildings, not to exceed one month from completion.

Ingoing Valuation

There will be no ingoing valuation. All matters of tenant right are included within this sale. There will be no consideration or allowance whatsoever for dilapidations.



Wayleaves, Easements and Rights of Way

The sale is subject to all rights of support, public and private rights of way, water, light, drainage, and other easements, quasi easements and wayleaves, all or any other like rights whether mentioned in these particulars or not.

Development /Overage

The Vendor retains 50% of any increase in value above the existing value on the total property for any non agricultural development/use carried out on the property for a period of 25 years with the exception of equestrian use, accommodation or business use, annexed to The Old Rectory.

The Purchaser(s) to bind their successors in title. The trigger to be commencement of development or sale of the property, with the benefit of such consent at market value.

THE OLD RECTORY, COTTAGE AND GROUNDS

3.82 hectares (9.45 acres) or thereabouts edged RED on the attached site plan.

Traditionally built circa 1842 as the Rectory to All Saints Church, situated to the north of the property; a detached residence with annexed cottage and traditional outbuildings including coach house, stables and subterranean "Brew House". The Rectory is predominately built of brick construction under a double pitched slate roof sliding sash windows to all aspects with full length sash windows to the ground floor principle rooms. Moulded cornices to the ceilings in the principle rooms.

Rectory Cottage is again principally of brick construction under pitched slate and pantiled roofs, the windows within this cottage have been replaced with UPVC double glazed units.

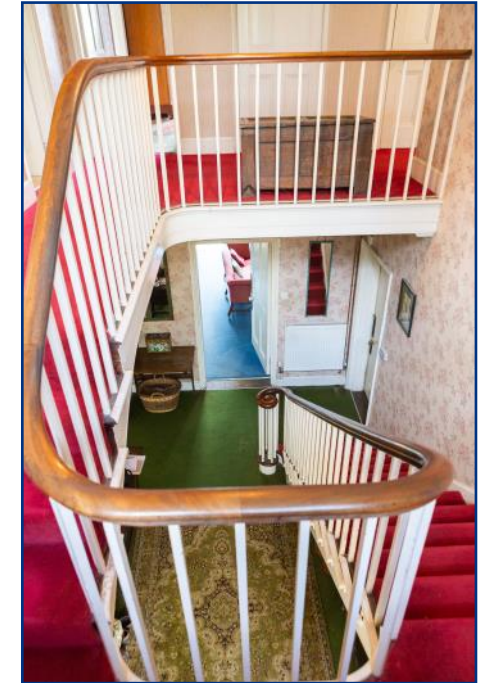
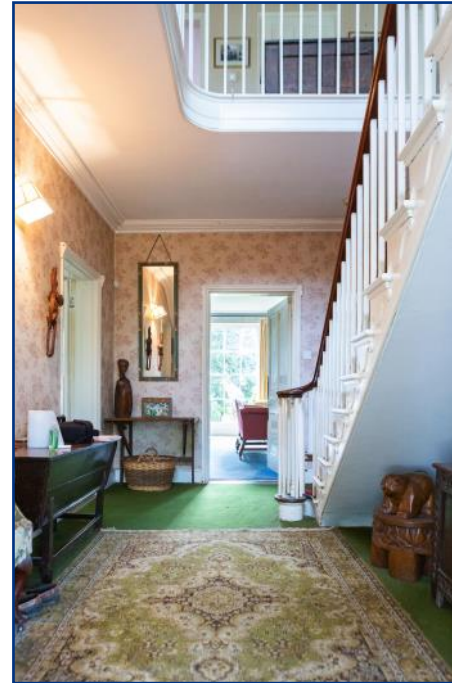
The other outbuildings are predominantly of brick construction with other building materials including Carstone, under a range of different roof coverings including Slate, clay pantile, and modern concrete tiles.

The Old Rectory benefits from the following spacious accommodation:-

Front Entrance: Hardwood door, part glazed to:-

Entrance Hall with wide Stairs to First Floor: 4.71m x 3.05m Cloak hanging area below stairs, passage to study. Split level stairs to First Floor with mahogany hand rail and painted baluster rails. Radiators to Hall and on split landing.

Study: 4.48m x 3.65m (max into recess) Dual aspect to north and east. Tiled fireplace with wooden surround. Radiator. Wall shelving and bookcases. Door to shelved cupboard.





Dining Room: 5.48m x 4.48m Dual aspect to south and east with full length sash windows. Marble feature fireplace with cast iron insert. Radiator. Door to Entrance Hall.

Drawing Room: 5.63m x 4.46m Double full length sash windows looking south to the gardens. Marble surround fire surround with tiled hearth and back. Radiator.

Kitchen/ Breakfast Room: 5.93m x 4.33m (max into recess) Yellow brick floor. Oil fired Rayburn. Two built in (one walk in) shelved storage cupboards, Either side of central unit with cupboards and drawers. Radiator. Door to Cellar.

Cellar: Not accessed or measured as lighting not available and suitability of stairs unknown.

Scullery: 6.29m x 3.0m (max) Rear access door to covered porch area (1.51m x 0.94m). Features a built in Bread Oven (Cooper of Lynn), open Fireplace, Old water hand pump, stone butlers sink with tiled splashback. Pamment floor. Electric cooker point. Built in shelved cupboard. Folding preparation wall table.

Rear corridor to:-

Larder Store: 4.99m x 3.42m max Stepped room part brick and part pamment Floor. Zinc meshed window to north. Part shelved. Thermecon oil fired boiler.

Storage Room 2: 3.25m x 2.79m Pamment floor, part shelved, grilled window to north.

China storeroom: 2.23m x 1.44m Shelved interior with additional storage area under stairs.

Cloakroom / W.C.: 1.6m x 1.37m + 1.53m x 1.56m Stepped room, full length window. Shelved side with drawers below. Seep up to W.C. and hand wash basin. Plumbing for Washing Machine.

First Floor

Main stairs to split level and top Landing area with radiator. Doors off to:

Bedroom 1: 4.61m x 3.78m max Feature Fireplace with cast iron insert radiator. Window to East.

Bedroom 2: 5.50m x 4.61m Feature Fireplace with cast iron insert and grate radiator. Dual aspect with windows to East and South. Link access door to:

Bedroom 3: 4.75m x 4.47m Fireplace with cast iron insert. Radiator. Window to South. Built in cupboard.



Landing Storage Cupboard: 1.72m x 1.04m Shelved interior.

Airing Cupboard: 1.46m x 0.98m Shelved interior. Gledhill hot water pressure vessel.

Bedroom 4: 4.46m x 3.77m Fireplace with cast iron and tiled insert. Radiator. Window to North.

Bathroom: 4.43m x 2.16m Bathroom suite (part tiled) including Bath, W.C., Pedestal hand wash basin, electric towel rail. Glass surround shower cubicle with tiled surround.

Bedroom 5: 4.65m x 3.01m Fireplace with cast iron insert. Radiator. Window to South. Link access door to Bedroom 6.

Landing Storage Cupboard: 1.01m x 0.78m

Landing corridor to: **Former Servants Quarters**

Bedroom 6: 3.03m x 2.81m + 1.94m x 1.04m L-shaped room. Wall cupboard. Radiator. Window to South.

Rear Corridor with rear stairs to ground floor.

W.C.: 3.19m x 1.09m split room with W.C. Corner Hand Wash Basin, part tiled above.

Further access corridor to former servants quarters:

Bathroom: 2.67m x 2.20m + 1.53m x 1.19m Irregular shaped room with enamel bath, electric wall heater, hand wash basin.

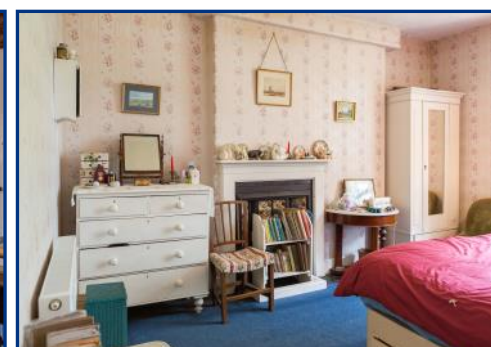
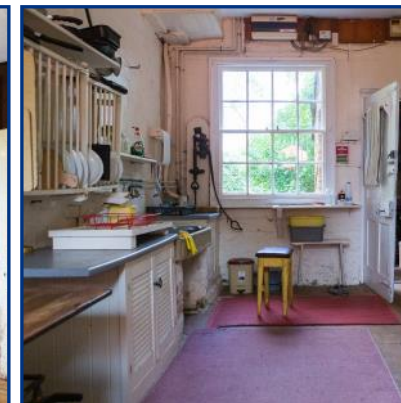
Room 1: 5.08m x 3.24m Fireplace with cast iron insert. Window to south. Access door to:

Room 2: 3.23m x 2.88m Window to South.

THE GARDENS

The Old Rectory is located within its own gardens and grounds including wooded copse, lawned gardens with water feature, leading to a south facing walled garden with various fruit trees, shrubs enclosed by low box edged paths with flower borders and vegetable beds. Brick arched passage leads towards the "Brew House" domed brick construction with cask compartments on earth floor. Landscaped above. The property leads in a westerly direction to an amenity area surrounded by mature and semi mature trees (including Giant Redwood planted by the current owners), laid to grass. To the south of the gardens are further paddocks, previously sectioned into smaller enclosures, serviced with separate water supply to water trough and separate access off Church Lane.

In total it is estimated that the property extends to 9.45 acres or thereabouts.



OLD RECTORY COTTAGE

Supports the following accommodation:

Front door to entrance Hall

Stairs to first floor

Living Room: 3.67m x 3.02m

Fireplace with Woodburner.

Kitchen: 3.78m x 2.04m average

Irregular shaped room.

Open fireplace with tiled hearth.

Radiator. Floor cupboards and drawers with worksurfaces above.

Wall cupboards. Spot lighting. Tiled floor. Electric cooker point and extractor.

Rear Utility: 4.58m x 1.10m (estimated) irregular shaped room. Radiator. Rear access door. Door to storage room. Enamel single drainer sink. Spot lighting. Recess for washing machine and cold feed.

Pantry: 1.42m x 1.38m Part shelved Light and power.

Narrow stairs to first floor landing area

W.C.: 1.33m x 1.24m LLW.C., hand wash basin, towel rail.

Bedroom 1: 3.69m x 3.04m Small fireplace with cast iron insert. Radiator.

Bedroom 2: 3.76 x 2.06m Irregular shape. Walk through room to Bathroom. Closed fireplace.

Bathroom: 3.96 x 1.47m Step down. Bath with shower above and shower curtain. Pedestal hand wash basin. Extractor. Part tiled.

Airing Cupboard: Part shelved.

Storage Room: 4.57m x 4.11m Plumbing for washing machine. Grant oil fired boiler. Stairs to room over coach house. Door to additional storage rooms.

Covered Storage Area: 3.23mx 2.12m

Two Stores (monopitched slate roof requiring repair). Link access passageway with doors to both aspects

The Coach House (Garage): 4.77m x 3.98m
Link attached to the Rectory Cottage.



Ground floor area serviced by double wooden doors opening into open span storage area with power points.

The First Floor is accessed by open stairs within the Cottage Storage Room, door opening into an open plan room 5.89m x 3.97m.

The Stables: Gross ground floor area 8.9m x 5.18m Traditional brick built barn with pitched replacement concrete tiled roof. Ground floor with double wooden access doors and personnel access door, divided into open plan storage, garage area and separate workshop area with power and light. First Floor hay loft area with loft ladder and first floor side access door.

NB The Selling Agents have not accessed the loft area as the safety of loft ladder not checked.

Rear parking area and bunded fuel storage tank to Cottage.

Coal Shed (to front aspect)

Lean-to Storage Buildings

Building 1 - 2.94m x 2.13m

Building 2 - 2.96m x 1.99m

Building 3 - 3.04m x 2.05m



Wayleaves, Easements and Rights of Way

The sale is subject to all support, public and private rights of way, water, light, drainage, and other easements, quasi easements and wayleaves, all or any other like rights, whether mentioned in these particulars or not.

GENERAL INFORMATION

Value Added Tax

Should the sale of this property, or any rights attached to it, become chargeable to Value Added Tax, then the tax at the prevailing rate will be payable by the Purchasers in addition to the contract price.

Town and Country Planning

The property is offered subject to any existing Development Plan, Tree Preservation Order, Ancient Monument, Town Planning Schedule, or Resolution which may be or may come into force. The Purchasers will be deemed to have full knowledge and have satisfied themselves as to the provisions of any such matters affecting the property.

Boundaries, Plans, Areas Schedules and Disputes

The Purchaser will be deemed to have full knowledge of the boundaries and areas and any mistake or error shall not annul the sale or entitle any party to compensation in respect thereof. Should any dispute arise as to the boundaries or any points arise on the general remarks, stipulations, particulars, schedule, plan or the interpretation of any of them, questions shall be referred to the selling Agents whose decision acting as experts shall be final.



Measurements and Other Information

All measurements are approximate and areas as based upon Ordnance Survey data. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Money laundering regulations

Intending Purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Photographs taken June 2020 and Particulars revised July 2020.

IMPORTANT NOTICES:

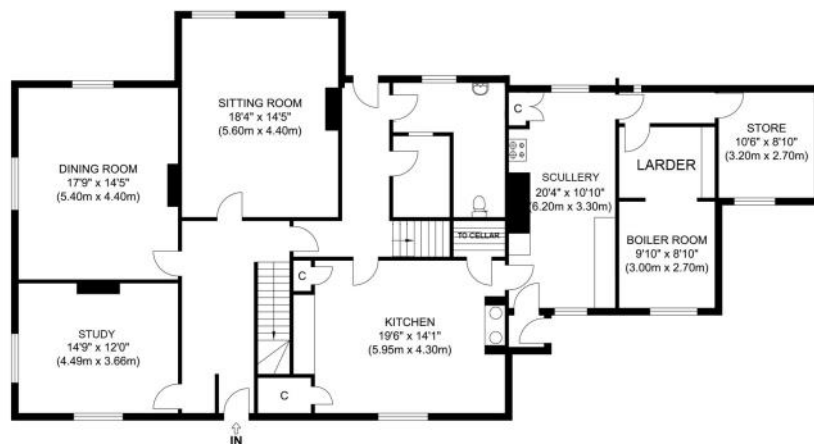
Cruso & Wilkin for themselves and for the Vendors or Lessors of this property, whose Agents they are, give notice that :-

1. All statements contained in these particulars as to this property are made without responsibility on the part of Cruso and Wilkin, their joint Agents or the Vendors or Lessors
2. These particulars are set out as a general outline for the guidance of intending Purchasers and do not constitute any part of an offer or contract.
3. All descriptions, dimensions and references to conditions necessary permission for use and occupation and other details are given, having (for the purposes of Consumer Protection from Unfair Trading Regulations 2008) taken all reasonable steps to avoid committing an offence. Nonetheless, such statements do not constitute any warranty nor representation by the Vendor. Further, such statements are accurate only to the best of the present information and belief of the Vendor.
4. We have not been instructed to carry out a physical survey of the property, a structural survey, nor to test any of the services, fixtures, fittings or appliances which pass through, in, on, over or attached to the property (whether referred to or not within these particulars).
5. No person in the employment of Cruso & Wilkin has any authority to make or give any representations or warranty whatever in relation to this property, nor is such representation or warranty given by Cruso & Wilkin or the Vendors of the property.
6. It is the responsibility of any intending Purchaser to satisfy himself as to the basis upon which he makes an offer. The making of an offer for the property will be taken as an admission by the intending Purchaser:-
 - (a) that he has relied solely upon his own judgment; and
 - (b) to the extent that he has not personally verified the information in these particulars, he has noted and accepted the qualification and disclaimers set out in 2 above; and
 - (c) that in entering into any contract pursuant to any such offer, he shall have relied solely upon his own inspection and enquiries and has satisfied himself of boundaries and all other matters and the terms of such contract.





FIRST FLOOR



GROUND FLOOR

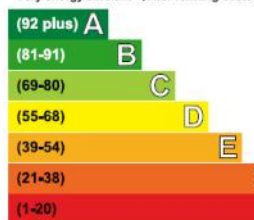
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Illustration for identification purposes only, measurements are approximate, not to scale.

The Old Rectory EPC

Energy Efficiency Rating

Very energy efficient - lower running costs



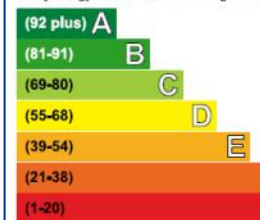
Not energy efficient - higher running costs

Current	Potential
35	69

Rectory Cottage EPC

Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
39	77



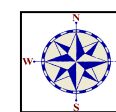
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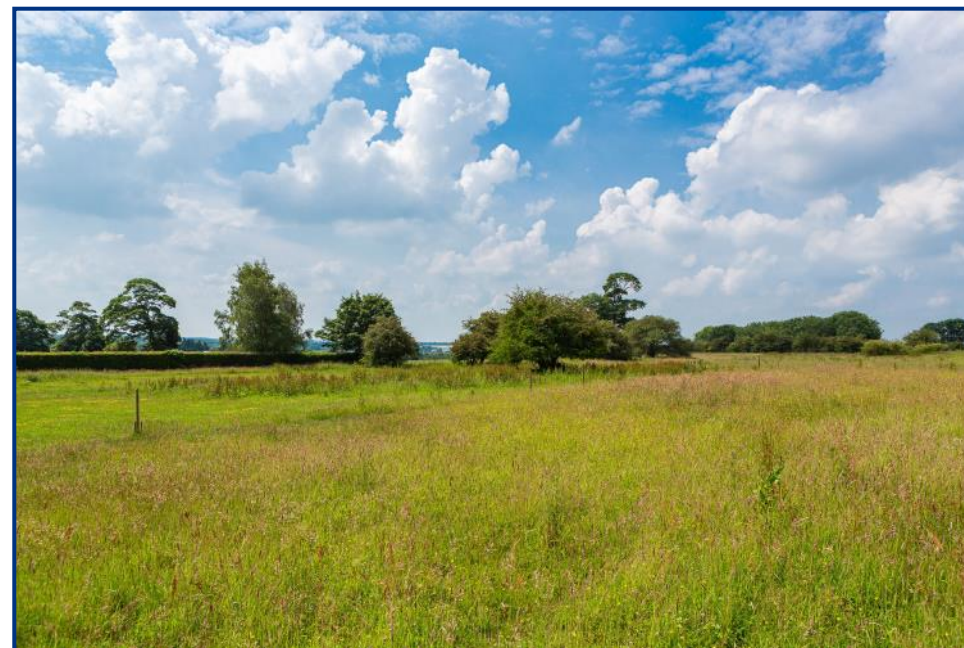
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DATE: July 2020
REF: 64/6



The Old Rectory, Ashwicken - Location Plan



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