



Holland House Lynn Road, East Winch  
£625,000

# Holland House Lynn Road

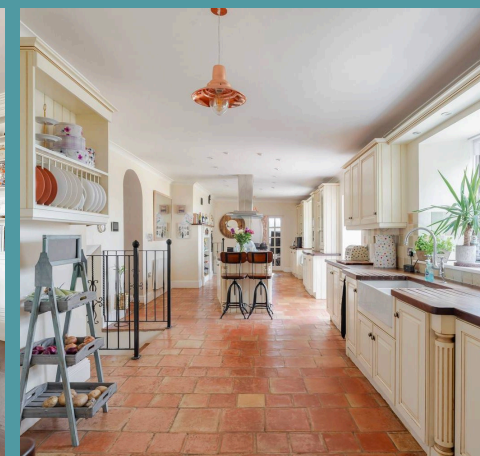
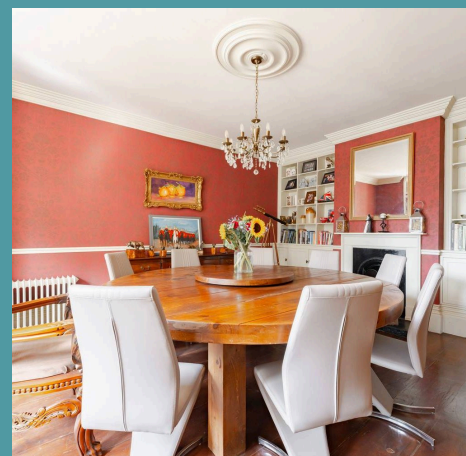
East Winch, King's Lynn

## Location

This period property is located in the scenic civil parish of East Winch, just a few miles from King's Lynn town centre, offering easy access to a wide array of amenities. The nearby Retail Park provides an extensive selection of shops, restaurants a leisure centre, and a mainline station with direct connections to London. This makes the location not only ideal for commuters but also for those seeking a comfortable balance between countryside living and city access.

In East Winch itself, the village is home to a variety of local amenities including shops, a post office, and the welcoming Carpenters Arms pub, a popular spot for both locals and visitors. For those looking for recreational activities, the village also benefits from bus links that connect it to nearby towns and villages. The surrounding area features a privately run leisure centre in nearby Pentney, perfect for those wishing to maintain an active lifestyle. Additionally, there are nearby golf clubs in neighbouring villages. For nature lovers, the village's wildlife centre is a hidden gem, offering a peaceful retreat to observe local wildlife and enjoy the natural beauty of the area.

With all these amenities and transport links within easy reach, East Winch offers an enviable rural lifestyle, with the convenience of nearby towns and access to London, making it an ideal location for families and professionals alike.





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### Holland House

Entering Holland House, you are welcomed into a grand reception hall with original tessellated tile flooring that sets the tone for the rest of the home.

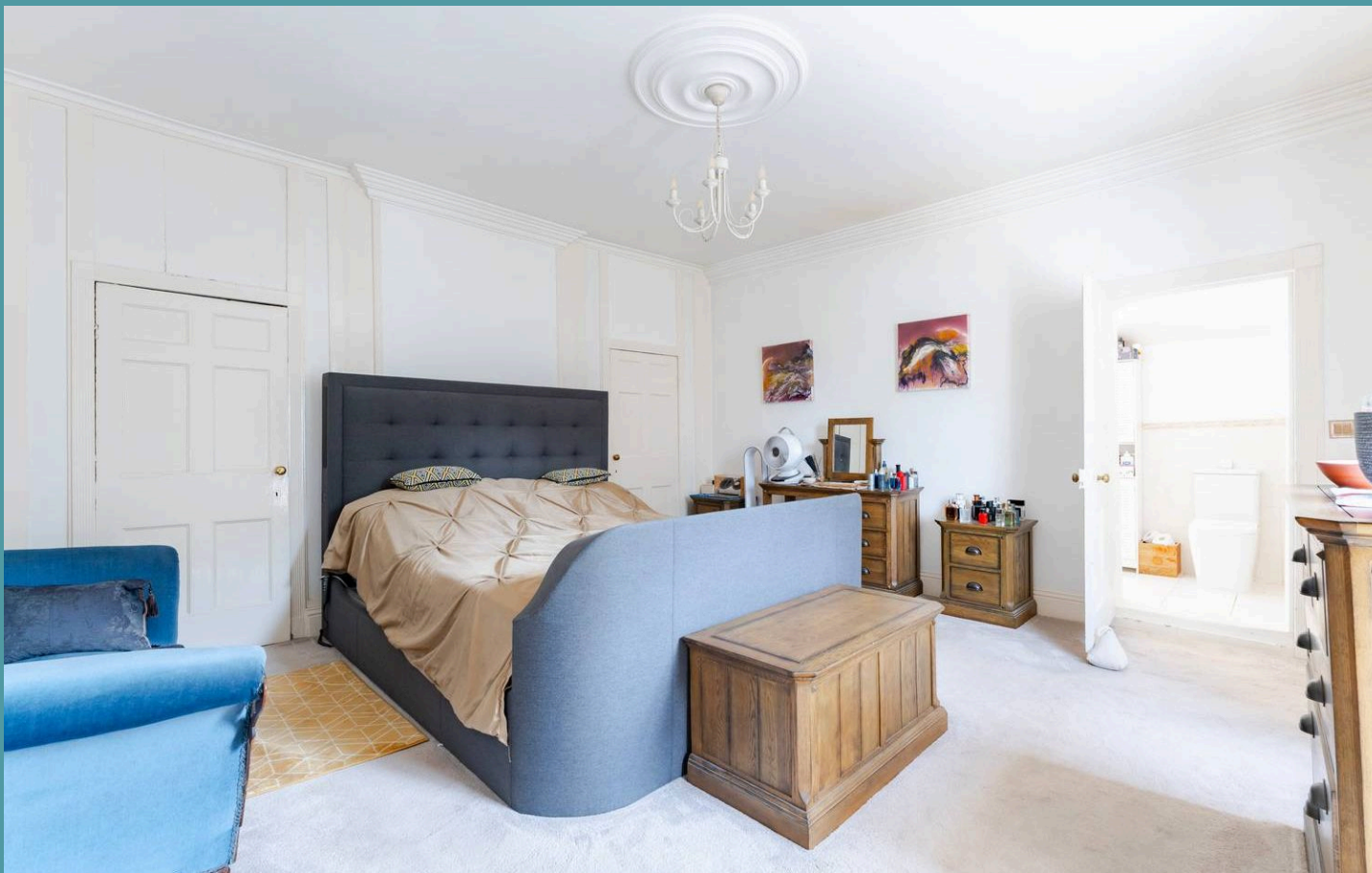
The formal reception rooms to either side, including a drawing room and a dining room, retain many original features, such as marble fireplaces, sash windows and timber floorboards, creating a warm ambiance.

The drawing room's curved wall and intricate details are particularly striking, while the dining room, with its bay windows and bespoke bookcases, offers an ideal space for hosting gatherings.

The expansive kitchen/breakfast room, running the full length of the house, is a standout feature, perfect for family life.

The kitchen boasts an extensive range of storage, traditional terracotta floor tiles, a central island with a NEFF hob and a magnificent wood-fired bread oven that remains in working order. Adjacent to the kitchen is a charming walk-in pantry, offering a practical yet nostalgic space.



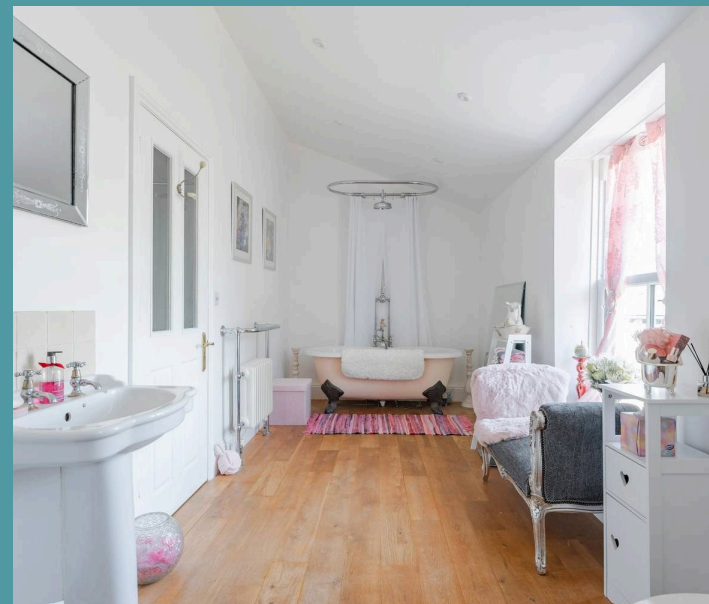
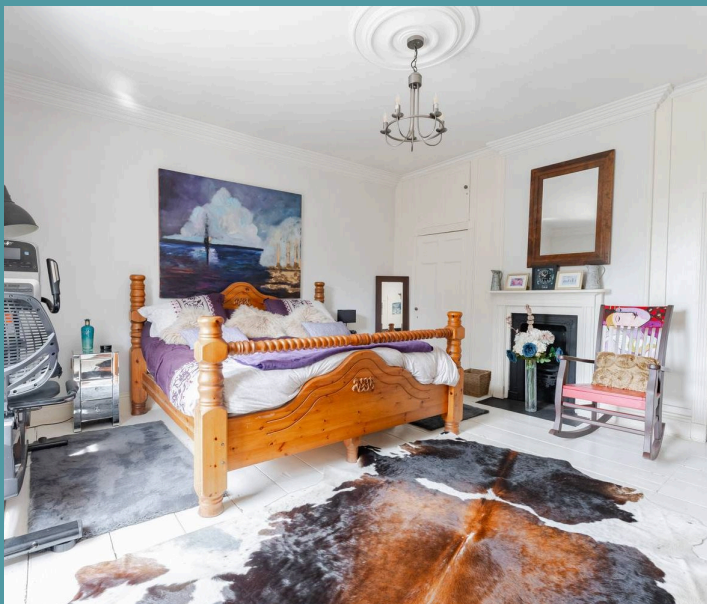


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In addition to the formal rooms, the ground floor also includes a more informal sitting room, perfect for everyday relaxation. This space features oak flooring, a feature fireplace and windows at the front and rear, allowing for plenty of natural light. Completing the ground floor is a utility room, a boot room and a cloakroom. For those seeking more space for hobbies or work, the two basement rooms, currently utilised as a study and a cinema room, offer great potential for various uses. These versatile spaces are accessed via a wrought iron staircase from the kitchen, providing a clever use of the lower ground floor.

The first floor of the home offers five generously sized double bedrooms, each one thoughtfully designed to maximise both space and comfort. The master bedroom is beautifully appointed, featuring timber floorboards and a sash window that provides lovely views of the front of the property. It also includes two built-in cupboards for added storage. The master suite benefits from a spacious en-suite, which includes a tiled shower enclosure, wash basin and WC. Two further bedrooms on this floor are also en-suite, providing privacy for family members or guests. Bedrooms two and three both feature original details such as feature fireplaces and built-in storage, as well as beautiful views of the surrounding area, including the church across the road.





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Bedroom four is another spacious double room with dual aspect views, while bedroom five enjoys peaceful views of the fields to the side of the property.

The family bathroom is a particular highlight, offering a free-standing roll-top bath, twin hand basins and a close-coupled WC. A sash window provides natural light, and the oak flooring and towel radiator complete the room's elegant aesthetic. The landing area, which is split into two levels, provides access to all the bedrooms and features a stunning arched window that frames the church views, creating a focal point for the home.

Outside, Holland House is set in beautifully maintained grounds that provide both privacy and a sense of openness. The gardens are predominantly laid to lawn, with a variety of planted borders and a paved terrace, ideal for outdoor dining or simply enjoying the peaceful surroundings. At the far end of the garden is a recently constructed timber studio, complete with power and lighting. This light-filled space is currently used as an art studio and entertaining area but could easily be transformed to suit any number of interests or activities. The property is accessed via a pair of electrically operated security gates that open onto a gravel driveway, providing ample off-road parking and turning space for several vehicles.



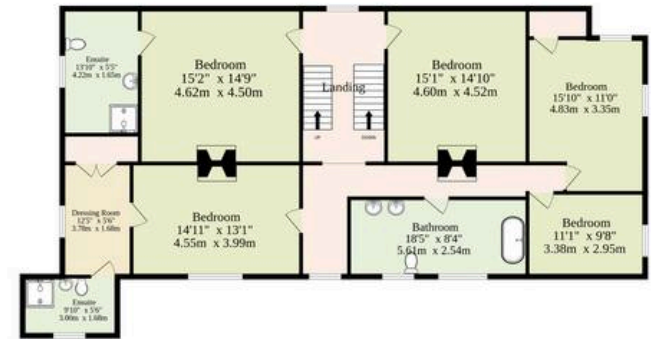
Basement  
383 sq.ft. (35.6 sq.m.) approx.



Ground Floor  
1885 sq.ft. (167.7 sq.m.) approx.



1st Floor  
1599 sq.ft. (148.6 sq.m.) approx.



**TOTAL FLOOR AREA : 3787 sq.ft. (351.8 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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