

CRIMPLESHAM HALL

Crimplesham, Nr Downham Market, Norfolk



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CRIMPLESHAM HALL
CRIMPLESHAM, NR DOWNHAM MARKET
NORFOLK

Downham Market 2.5 miles (London Kings Cross 90 minutes), King's Lynn 13.5 miles, Cambridge 35 miles

**A SUBSTANTIAL LISTED COUNTRY HOUSE WITH POTENTIAL FOR A NUMBER
OF DIFFERENT USES (SUBJECT TO THE NECESSARY PLANNING CONSENT)**

Lot 1 - Crimplesham Hall and Grounds
9,100 square feet (gross internal)

Reception Hall, Drawing Room, Dining Room, Sitting Room, Playroom, Kitchen, Utility, Rear Hall, Cloakroom, 6/7 Bedrooms,
Study/Bedroom 7, Family Bathroom, En-Suite Dressing Room,
Extensive Cellars, Three Self Contained Flats,
Attractive Gardens, Garaging, Listed Gothic Folly, 0.7 of an acre Lake

Lot 2 - Lodge Cottage
2 Bedrooms, Sitting Room, Kitchen, Upstairs Bathroom,
Integral Garage, Store, Building, Garden.

In all just under 5 acres of an acre

YOUR ATTENTION IS DRAWN TO THE IMPORTANT NOTICE ON THE LAST PAGE OF TEXT

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24 Hills Road, Cambridge CB2 1JW

Tel: (01223) 322955 Fax: (01223) 322943

SITUATION

Crimplesham is a small village 2.5 miles east of Downham Market. There are good local facilities at Downham Market and more comprehensive facilities at Kings Lynn and Ely. For the commuter there are train services from Downham Market to London Kings Cross station taking approximately 90 minutes. By road the main A10 London road is nearby leading to Kings Lynn and the University City of Cambridge with its world famous university colleges, major teaching hospital and high-tech and science based industries.

DESCRIPTION

Crimplesham Hall is Grade II listed and constructed of white brick under a slated roof. It is believed that the house dates from around 1881 and may have been designed by or within the offices of Alfred Waterhouse, an eminent architect at the time. The house is typical of the period with tall sash windows and well proportioned reception rooms with very high ceilings. Currently the house contains three self contained flats within the former servants quarters. There is also a two bedroomed lodge cottage. Surrounding Crimplesham Hall are attractive grounds extending to just under 5 acres with a spectacular Listed Gothic folly which is believed to predate the existing house and looks out over a small lake. The house is substantial and extends to approximately 9,100 square feet (gross internal) excluding the extensive cellars. Whilst the property provides gracious extensive accommodation its size may offer potential for alternative uses (subject to the necessary planning consents) interested parties are advised to contact the local planning authority.

ACCOMMODATION

A pair of arch headed doors leading to:

Entrance Hall: (N & S). Vaulted ceiling and a further pair of doors with leaded light inserts and matching fan light over leading to:

Reception Hall: (N & S) with tall (4.19m/13'9") ceilings, deep cornice, leaded light windows, enclosed radiators with iron grilles and marble shelves over, open fire with marble surround and timber mantel, decorative tiled floor leading to magnificent full height staircase hall to one end, doors to:

Drawing Room: (S & W). A light well proportioned room with tall sash windows to the southern aspect in recessed bay, high ceilings and rococo frieze around the walls with Gothic cornice above, polished wood floor, open fireplace with tiled slips and hearth, marble slips and timber mantel, fitted window seat, 2 radiators and double doors leading to:

Sitting Room: (S). Splendid room with panelled walls, tall wide window to the southern aspect (formerly French window to side terrace), open fireplace with ornate marble surround, tiled slips and hearth, 2 wall light points and door to:

Playroom: (S & E). Former open fireplace with ornate marble surround, inlaid with classical and floral patterns, radiator and door to Rear Hall.

Dining Room: (W). Well proportioned room with dado height panelling, attractive cornicing, tall wide sash windows overlooking courtyard and fields beyond, central feature fireplace with marble surround and tiled slate hearth, polished wood floor, radiator.

Staircase Hall: Vaulted to full height (7.85m/25'9"). With arcaded gallery overlooking an easy rise staircase, with ornate turned timber balusters and hand rail.

Kitchen: (N). With range of floor and wall mounted laminate fronted units with laminate work surface over, double stainless steel sink unit with single drainer, electric cooker point, false ceiling, shelved china cupboard, radiator.

Utility Room: (E) Deep glazed sink with drainer, shelving, former open fireplace, storage heater point.

Rear Hall: (E) Door to front garden, coat hooks, radiator with cast iron grilles and marble cover, archway to cloaks, twin WC's, wash hand basin.

Galleried Landing: A pair of double doors with leaded lights lead to walk-in airing cupboard, further flight of stairs to rest of accommodation.

Bedroom 1: (S & E) Picture rail, walls arranged in panels, former open fireplace, tiled slips and hearth, timber surround, storage heater point.

Bathroom 1: With matching suite comprising panelled bath, WC, wash hand basin, bidet, storage heater point.

Study/Bedroom 7: (E & S) Formerly one room but currently divided into two by studwork partitioning shelved cupboard, built-in cupboards to one wall, fitted desk, storage heater point.

FIRST FLOOR

Bedroom 2: (S). Former open fireplace, storage heater point.

Bedroom 3: (S). Former open fireplace with marble slips and timber surround, connecting door through to adjacent dressing room, storage heater points.

Bedroom 4/Dressing Room: (W). Former open fireplace, wash hand basin, deep cornice, storage heater point.

Bedroom 5: (W, N & S). Box bay, former open fireplace, wash hand basin, storage heater point.

Bedroom 6: (N & W) Bay window, former open fireplace, wash hand basin, attractive outlook, storage heater point and door to:

En-suite Dressing Room: High suite WC, bidet, pedestal wash hand basin, door to landing

FLAT 1

Outside Entrance Door leading into:

Kitchen: (N & E). With range of base units, electric cooker point, expelair, extractor fan, storage heater point.

Sitting Room: Former open fireplace, storage heater point, door to Inner Hallway.

Bedroom: (E) Former open fireplace with shelved recesses to either side, storage heater point.

Bathroom: With bath, wash basin and WC.

Flats 2 and 3 are accessed from a separate entrance and staircase.

FLAT 2

Sitting Room: (E). Former fireplace.

Bedroom 1: (N). Storage heater point, former open fireplace.

Bedroom 2: (N). Storage heater point, former open fireplace.

Kitchen: (N & E). Electric water heater, electric cooker point, range of kitchen units, storage heater point, door to:

Bathroom: Bath and wash basin.

Separate WC: WC.

FLAT 3

Sitting Room: Former open fireplace, 2 storage heater points.

Kitchen: (E) Range of base units, electric cooker point, electric water heater, former open fireplace.

Bedroom: (E).

Bathroom: Bath, wash hand basin, WC, heated towel rail and door access to roof.

Cellars: Beneath the house, there are extensive cellars divided into a number of rooms, some of which have natural light and full ceiling heights. The oil fired boiler is also housed within the cellars.

OUTSIDE

A pea shingled drive leads up to the Lodge Cottage with dense planting to either side. A spur of the drive leads off to the rear of the house where there is an area of lawn, flower borders, a timber single garage, small garden shed, and access to the cellars and flats. The drive then continues around to the northern side of the house, forks to the left and terminates in a circular sweep lined by mature Yew hedging and leads up to the front door.

The rest of the gardens are laid out mainly to the south of the house with a former balustraded terrace, some stone balustrading remaining, a small paved terrace to one side, a wide lawned area, dense tree planting, former swimming pool in need of renovation and the magnificent Gothic folly which is of stone and brick construction and consists of a number of rooms, a roofless side area, the former Clock Room and further room with fireplace and interesting floor tiled with Horse Teeth. From the Folly there is a magnificent prospect of the lake which has a central island and is surrounded by mature trees. The whole garden this side is enclosed within parkland fencing and gives over to open farmland beyond.

In all just under 5 acres.

SERVICES

Mains water, electricity. Part oil fired central heating and night storage heating. Private drainage to septic tank.

LOCAL AUTHORITIES

Borough Council of Kings Lynn and West Norfolk, Kings Court Chapel Street, Kings Lynn, Norfolk PE30 1EX. Tel: 01553 692722

TENURE

Freehold with vacant possession. The flats and Lodge Cottage are currently let on assured shorthold tenancies, full details are available from the vendors agent.

VIEWING

By appointment with Savills. Prior to making an appointment to view, Savills strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of Savills' staff who has seen the property in order that you do not make a wasted journey.

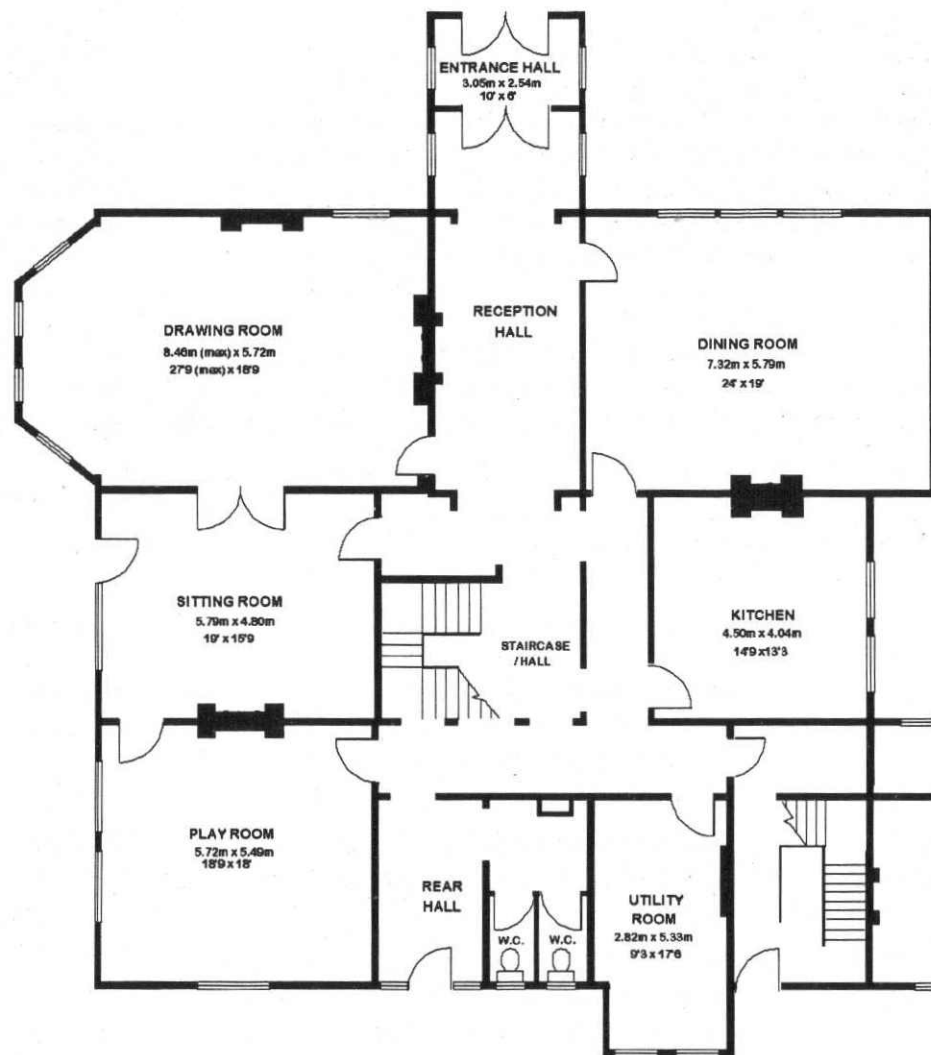
DIRECTIONS

From Cambridge take the A10 north towards Ely. Carry on along this road bypassing Ely and Littleport. At Downham Market take the right turning to Swaffham (A1122). After approximately one mile take the right turn into Crimplesham village. The entrance to Crimplesham Hall is on the right hand side after approximately 150 yards. Proceed up the drive and take the right hand fork and pass by the house (on your left) and continue around to the left through the Yew Hedge to the entrance front.

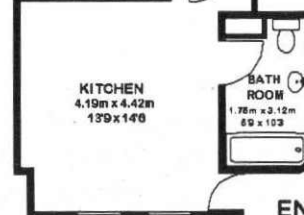
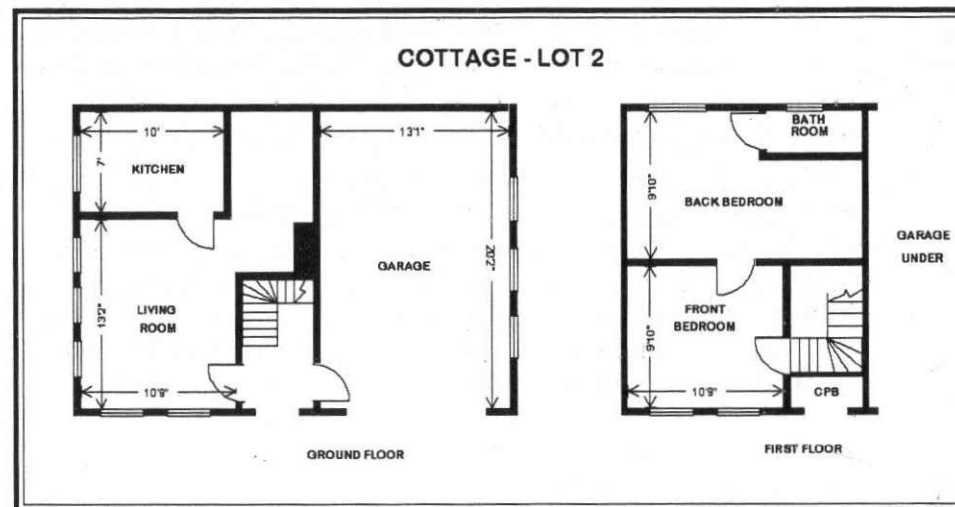
IMPORTANT NOTICE

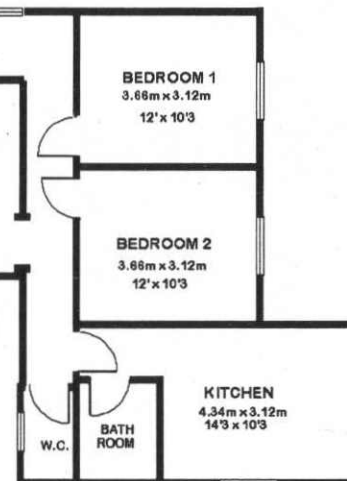
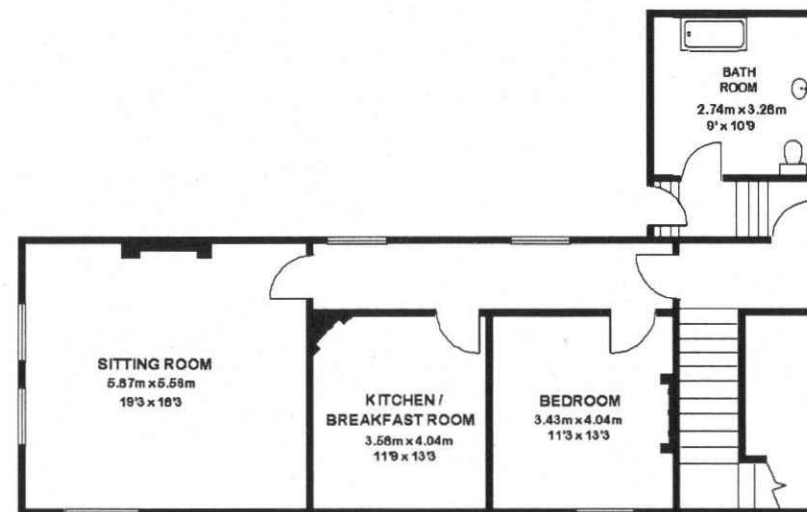
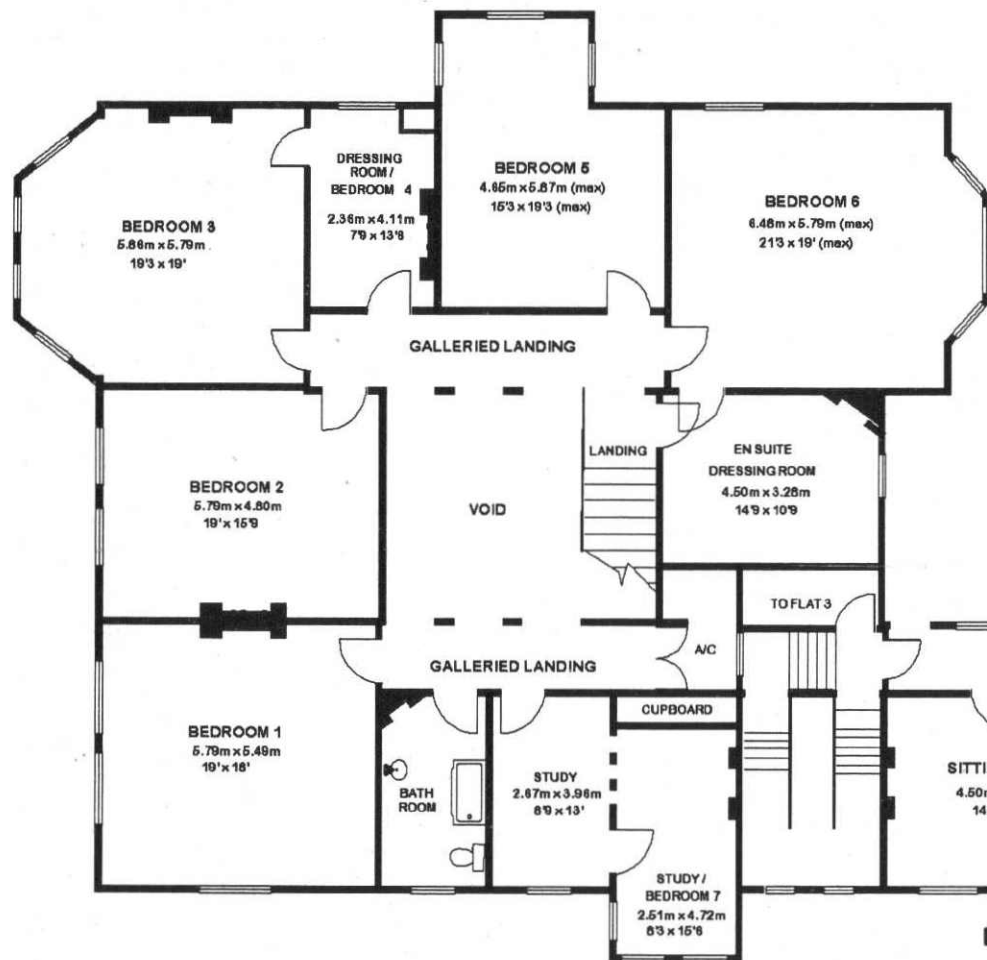
1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information/verification.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase.
3. The photograph/s depict only certain parts of the property. It should not be assumed that any contents/furnishings/furniture, etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required.
4. Any areas, measurements or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any reference is made to planning permissions or potential uses such information is given by Savills in good faith. Purchasers should however make their own enquiries into such matters prior to purchase.
6. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match any expectations you may have of the property.

Prepared May 1995



GROUND FLOOR







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