

MAXEY
GROUNDS
& CO



CRIMPLESHAM HALL

CRIMPLESHAM, NR DOWNHAM MARKET, NORFOLK. PE33 9DU



CRIMPLESHAM HALL

CRIMPLESHAM, NR DOWNHAM MARKET,
NORFOLK PE33 9DU

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

**A FINE LISTED COUNTRY HOUSE OFFERING EXTENSIVE ACCOMMODATION
WITH THE POTENTIAL FOR OTHER USES (SUBJECT TO PLANNING)**

For sale as a whole and comprising:

Reception Hall, Drawing Room, Dining Room, Morning Room, Library, Sitting Room, Kitchen, Rear Hall,
Cloakroom, 5/6 Bedrooms, Study/Bedroom 7, En-Suite Bathroom, Family Bathroom,
Extensive Cellars, Three Self-Contained Flats,
Attractive Grounds, Garaging, Listed Folly, Lake

All in approximately 5 acres (subject to measured survey)



1-3 South Brink, Wisbech, Cambridgeshire PE13 1JA

Tel: 01945 583123

www.maxeygrounds.co.uk



SITUATION

Crimplesham Hall is situated on the edge of the village of Crimplesham, with views from the front of the house over open countryside. Crimplesham is located approximately 2½ miles east of the Historic Market Town of Downham Market. The town has excellent day to day amenities, including shopping and recreational facilities, restaurants, public houses, post office and train station. From the station there are regular main line trains to King's Lynn (15 mins.), Cambridge (35 mins.) and London King's Cross (1 hour 30 mins.).

DESCRIPTION

Crimplesham Hall is a Grade II Listed Manor House that was completed in 1881. Records indicate that a house has existed on the site as far back as 1040. Crimplesham Hall was designed by Alfred Waterhouse and is of gault brick construction, originally costing £5,904.15 shillings to be built, with a further £1,000 being spent on furnishings. The house was built by John Grant Morris, who gave it to

his daughter for a wedding present when she married a local land owner, Sir Alfred Bagge RN, the second son of Sir W. Bagge, the M.P. for West Norfolk between 1837 and 1859, and 1865 and 1881. The new Hall was originally a ten bedroom Mansion, which was set in a wooded park. The original furnishings were thought to be by Maples of London, and included fine doors and other woodwork of matched Canadian pine. The house, when built, was very modern for the time, with warm air ducted central heating to all rooms, its own electricity generator in the stable block and its own sewerage system and water supply.

The house has since been through successive ownerships and, at one point, was left in poor condition with the grounds being very overgrown. The current owners have restored the house, grounds and the Folly, to assemblance of their original dignity.

The Folly, said to be the finest Folly in Norfolk, is Grade II Listed and situated by the lake in the grounds of Crimplesham Hall. It has courtyards, archways, a Chapel



Room, a Bell Tower and turreted balcony, and a piano nobile which has an impressive mosaic floor made out of bat pebbles and horses teeth.

The Chauffeur's Cottage requires renovation, although it is currently a dry workshop and store. The former **Game Larder** provides a useful retreat. Approached over two drives, Crimplesham Hall is situated in established and private grounds.

ACCOMMODATION

The **Main Hall** is accessed through tall double entrance doors which lead into an **Inner Porch** with a tiled floor and a stained glass inner door with side lights. The Main Hall, with its tiled floor, gives access to the principal reception rooms and has an impressive top lit dog-leg staircase, leading to the first floor and gallery.

Leading off the Main Hall is the **Drawing Room** which has a large bay window overlooking the gardens and comprises a

plaster moulded ceiling, a marble fireplace and surround and a parquet floor. Double doors lead to the **Library** which has a marble fireplace with tiled surround, parquet floor and double doors leading to a garden terrace. A door leads to the **Morning Room** which, itself, has a marble fireplace with tiled surround, windows overlooking the gardens and a further door leading to the **Inner Hall**. Off the Inner Hall is a rear **Entrance Lobby** with a stained glass exterior door, **Cloaks Cupboard** and separate **W.C.** with impressive Victorian water closet.

The **Kitchen** is off the Inner Hall and has wall and base units with work surfaces, built in electric oven with electric hob and extractor fan, glass cupboards, tiled splash backs, one and a half bowl sink and drainer, breakfast bar and windows overlooking the rear of the property. There is a further rear or side **Entrance Hall** with access to the rear of the property and stairs to both the upper floor Flats and the Cellars. Also off the Inner Hall is the under stairs **Butler's Pantry** with ample shelving.



The **Sitting Room** has a window to the side of the property, television and telephone points and well built alcove cupboards and shelving.

The cheerful **Dining Room** is across the Main Hall from the Drawing Room with a large window giving views across open farmland, open fireplace with a slate hearth, tiled sides and marble mantel.

From the Main Hall, the dog-leg staircase, with turned balustrades and handrail, lead to the first floor arched gallery. This is a split level **Landing** giving access to all first floor rooms. Off the Landing is a walk-in **Store/Cupboard**.

The **Master Bedroom** is a double aspect room with a large bay window overlooking the front of the property. The original tiled fireplace is still in place with a wooden surround and the room has high coved moulded ceilings with picture and dado rails. Off the Bedroom is the ensuite **Bathroom** fitted out with Chadder & Co. bathroom furniture. There is a double Jacuzzi style bath, double shower, coved and moulded ceilings and also a cupboard housing plumbing for automatic washing machine.

Bedroom 3 has a large bay window to the front of the property, radiators and built in cupboards. Adjacent to this is a small **Bedroom 6/Dressing Room** with sash window to the front of the property, radiator, sink, heated towel rail and a fireplace with tiled surround. There is a communicating door to **Bedroom 4** which has sash windows to the rear of the property and a radiator. **Bedroom 5** also has sash windows to the rear of the property, a fireplace with tiled surround, and radiators.

The **Guest Bedroom** is a double aspect room and has the original fireplace with tiled surround, radiator, wash basin and telephone point. Adjacent is the Guest Bathroom with panelled bath, **WC**, large shower cubicle, wash basin, mosaic tiled walls and heated towel rail.

Also on the first floor are two further rooms currently used as **Offices**, but do lend themselves to changing back to a bedroom suite. These rooms are fitted out with cupboards and have television and telephone points.

Flat 1 is a ground floor flat with separate entrance door leading into the Kitchen,



having a range of fitted wall and base units with work surfaces, sink, oven and hob. The Bathroom has a panel bath, wash basin and WC. The Sitting Room has a former open fireplace, night storage heater and door leading to the Inner Hall. The Bedroom has a former fireplace with shelved recesses and a night storage heater.

Flat 2 on the first floor is accessed through the main house. The **Entrance Hall** gives access to all rooms. The Sitting Room has a former fireplace, built-in cupboards and shelving and night storage heater. Bedroom 1 has a built-in wardrobe and night storage heater and Bedroom 2 has a former fireplace and night storage heater. The Kitchen is fitted with wall and base units and includes built-in oven and hob. There is plumbing for a dishwasher and washing machine, and a night storage heater. The Bathroom has a panel bath with shower over, wash basin and WC.

Flat 3 is on the second floor with an Entrance Hall giving access to all rooms. These comprise a Bedroom with former fireplace and night storage heater, a

Kitchen which is fitted with wall and base units, built-in oven and hob and has a former fireplace and night storage heater, and the Sitting Room with former fireplace and night storage heater. The Bathroom, which is accessed off the staircase, includes panel bath, wash basin and WC. There is access from this staircase onto the roof.

Beneath the house there are extensive Cellars divided up into a number of rooms for entertaining and storage. The oil-fired boiler is also housed within the cellar.

OUTSIDE

A gravel drive leads to the front of the house and also gives access to the rear. To the front of the house established Yew hedging leads to the front door. The main gardens are laid out predominantly to the south of the house, mainly to lawn with dense wooded areas. The Gothic folly commands a magnificent view over a lake with a central island. In all the grounds extend to just under 5 acres, subject to measured survey.



SERVICES

Mains water and electricity. Part oil-fired heating and part night storage heating. Private drainage to a septic tank.

LOCAL AUTHORITY

The Borough Council of King's Lynn & West Norfolk, Kings Court, Chapel Street, King's Lynn, Norfolk PE30 1EX.

Tel: 01553 692722

COUNCIL TAX

The Council Tax bandings for the various parts of the Property are as follows:

Property	Band	13/14
Crimplesham Hall	G	£2,566.40
Flat 1	C	£1,368.75
Flat 2	A	£1,026.56
Flat 3	C	£1,368.75

FIXTURES & FITTINGS

Only items described in these particulars are included in the sale and the Vendors can give no warrant of serviceability. The right is reserved to remove all other items which are not specifically mentioned prior to the sale, however some items may be available by separate negotiation.

BOUNDARIES

The Vendors and Vendors' Agents will do their best to specify the ownership of boundary hedges, fences and ditches but will not be bound to determine these. The Purchaser(s) will have to satisfy themselves as to the ownership of any boundaries.

EASEMENTS, WAYLEAVES & RIGHTS OF WAY

The Property is offered for sale subject to and with the benefit of all rights of way either public or private, all easements, wayleaves and other rights of way whether they are specifically referred to or not.

TENURE & POSSESSION

The property is to be sold Freehold with Vacant Possession. Flat 1 is currently let on an assured shorthold tenancy, full details available from the Vendors' Agent.

METHOD OF SALE

The Property is being offered for sale as a whole by Private Treaty.

VIEWING

Strictly by prior appointment only with the sole agents. Prior to making an appointment to view it is strongly recommended that you discuss any points that are likely to affect your interest in the property with a member of staff at Maxey Grounds & Co who has seen the property in order that you do not make a wasted journey.

DIRECTIONS

From Downham Market take the A1122 towards Swaffham. After approximately one mile take the right turn into Crimplesham village. The rear entrance to Crimplesham Hall is on the right after approximately 150 yards.

EPC RATINGS

Crimplesham Hall	F
Flat 1	G
Flat 2	F
Flat 3	F

IMPORTANT NOTICE

Property Misdescriptions Act 1991. Maxey Grounds & Co LLP for themselves and all employees and for the Vendors and Lessors of this property for whom they act as Agent give notice that these particulars are a general outline only for guidance, having been prepared in good faith, and do not constitute an offer or contract.



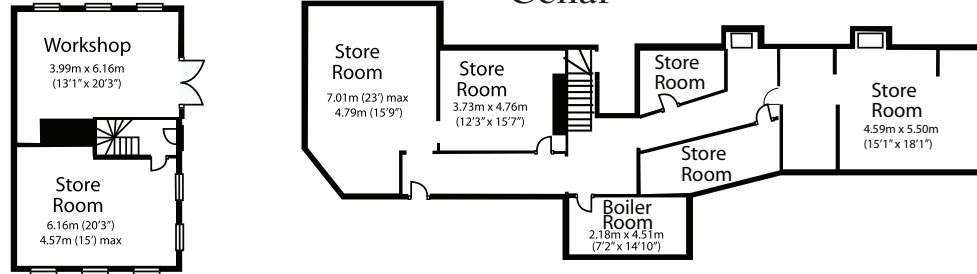
Measurements and distances are given as a guide only. We have endeavoured to ensure the information is accurate, but we would urge you to contact the relevant office of Maxey Grounds & Co LLP before travelling any great distance to ensure that your impression of the property is as we intended. The services, appliances and equipment have not been tested and prospective Purchasers/Tenants should satisfy themselves on such matters prior to purchase/lease. No person in the employment of Maxey Grounds & Co LLP has any authority to make or give representation or warranties whatever in relation to the property.

PHOTOGRAPHS

Some of the photographs in the particulars have been provided by the Vendors and have been taken over the past 5 years. Others have been taken by the Agents other the past 12 months.

Particulars prepared September 2013.

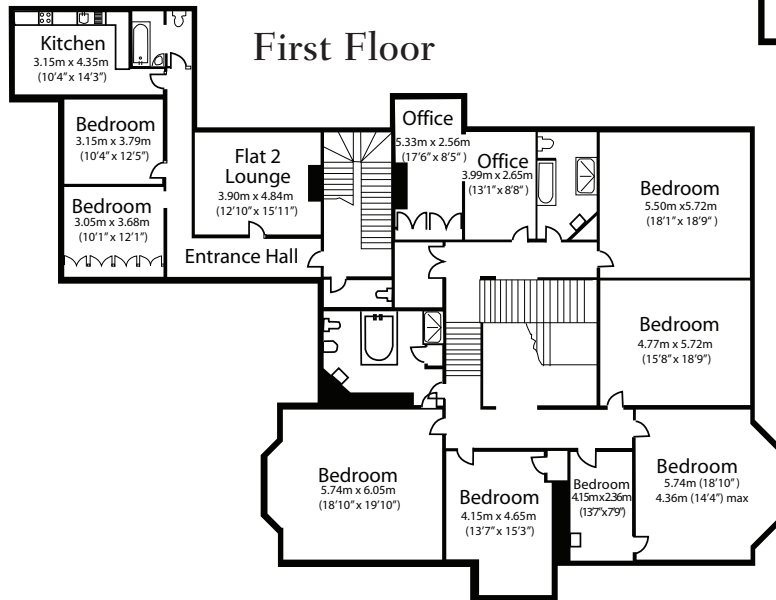
Cellar



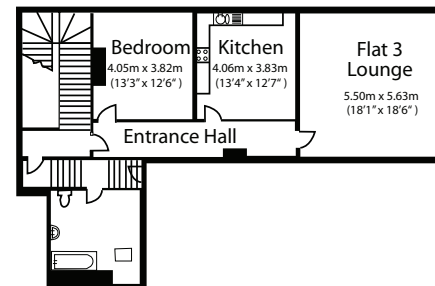
Ground Floor



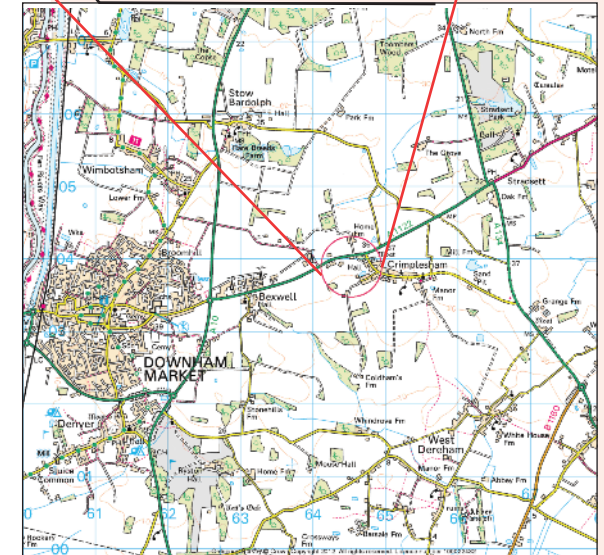
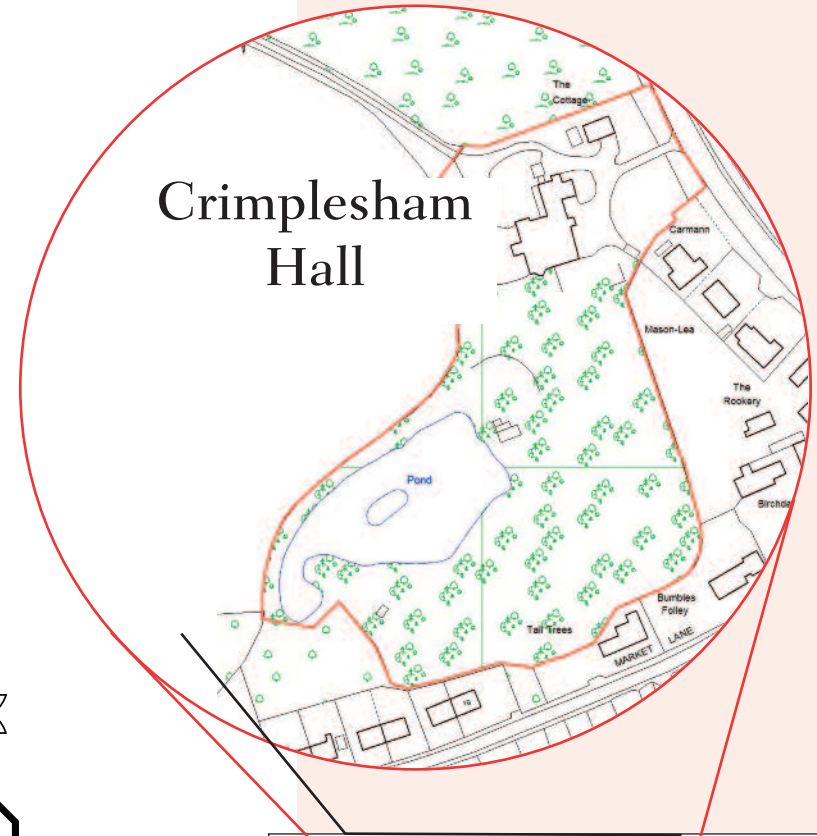
First Floor



Second Floor



Crimplesham Hall



MAXEY
GROUNDS
& CO

