



Award Winning Norfolk Retreat

White Cross Ln, Tilney All Saints, Kings Lynn, Norfolk, PE34 4SR

Tenure - Freehold

Guide Price - £1,950,000 OIRO

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Leisure Property Specialists

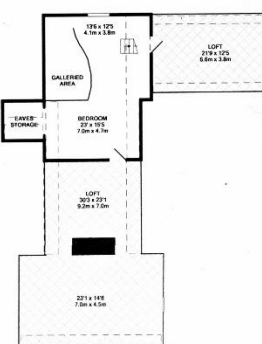
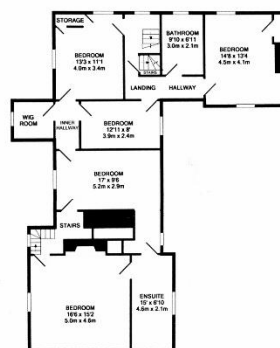
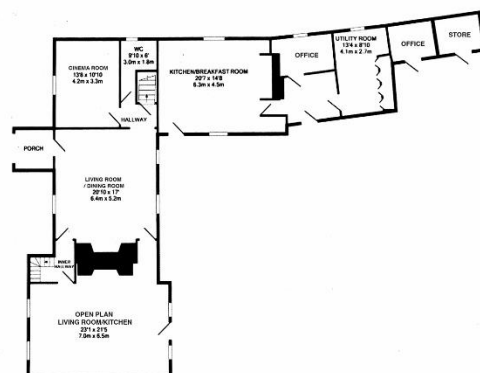
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Summary

- Winner of Channel 4's 'Four in a Bed'
- Set within circa 5 acres of mature grounds
- Self-contained accommodation accommodating 10 guests in total
- Hugely successful and profitable luxury lifestyle business
- Equestrian facilities including all-weather manège and four stables
- Rated by Visit England as one of the best 100 Places to Stay in the UK

Floorplan



(TOTAL APPROX AREA 3368 SQ FT 312.9 SQ.M)

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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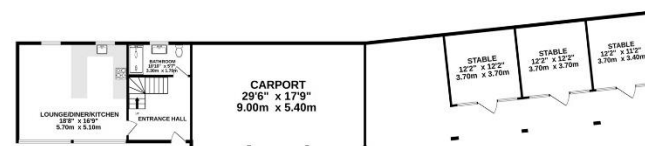
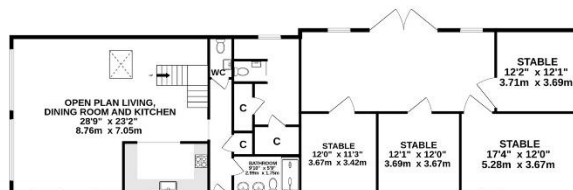


GROUND FLOOR
1954 sq ft (181.5 sq m) approx.

1ST FLOOR
308 sq ft. (28.6 sq m.) approx.

GROUND FLOOR
1082 sq.ft. (174.9 sq.m.) approx.

1ST FLOOR
511 sq ft (47.4 sq m) approx.



TOTAL FLOOR AREA : 2261 sq.ft. (210.1 sq.m.) approx.

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TOTAL FLOOR AREA: 2393 sq.ft. (222.3 sq.m.) approx.

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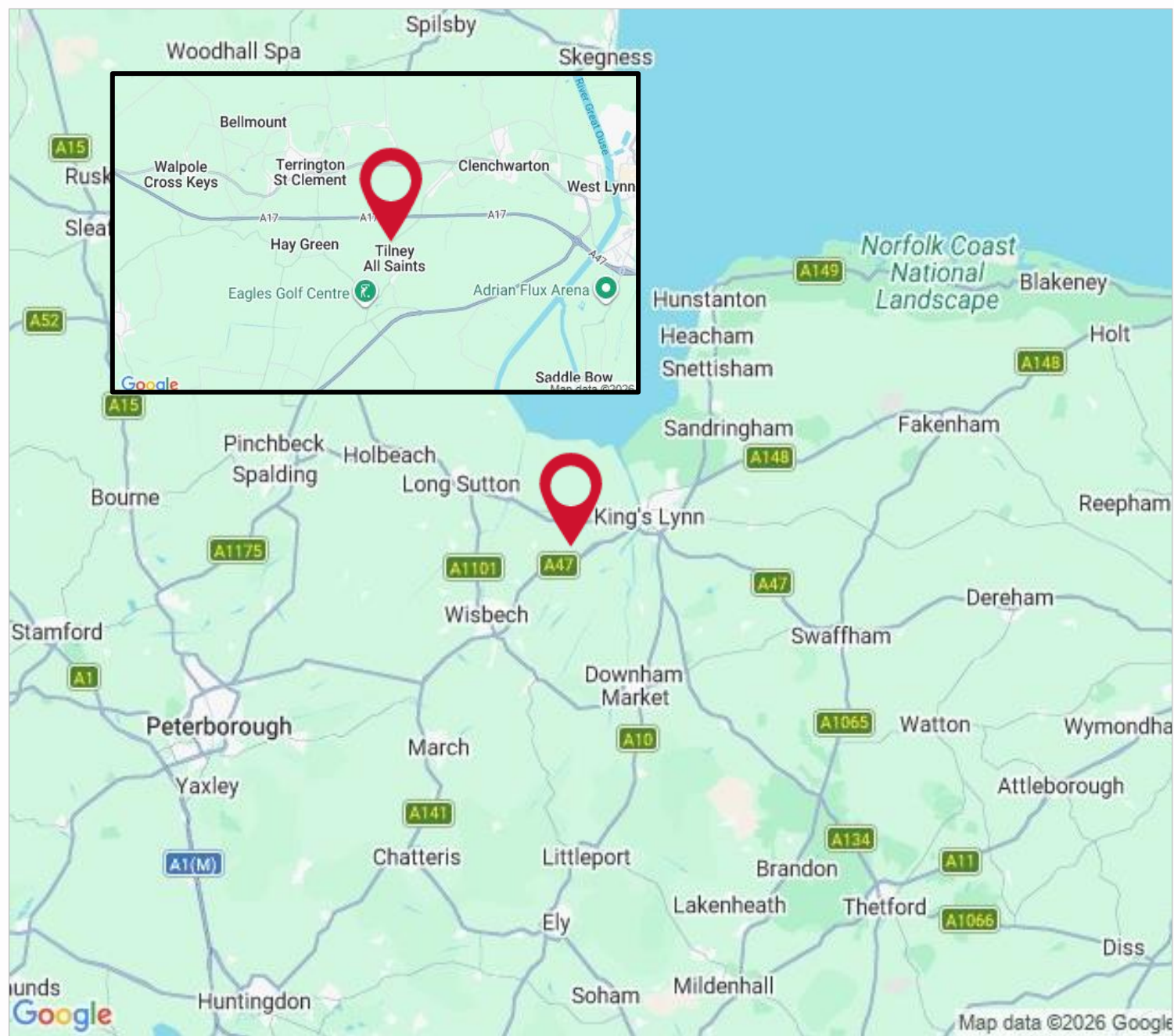


Location

Old Hall Country Breaks is located in the tranquil village of Tilney All Saints, Norfolk, circa 4 miles west of King's Lynn. The A17, A10 and A47 are all nearby, providing convenient links throughout Norfolk, Lincolnshire and Cambridgeshire. The picturesque village offers many local amenities and golf course. The market and port town of King's Lynn provides a range of high street shops, cultural amenities and leisure facilities. King's Lynn railway station offers services to London King's Cross, with journey times of around 1h 40m during peak times. Norfolk is well known for its historic estates, stately homes and coastline, with Sandringham approximately 14 miles distant. Holkham Beach, which has been previously named Beach of the Year is just over an hour's drive away.

Description

Old Hall is a thatched, three storey detached property with two 2-storey detached cottages within the grounds, built in circa 1553 as a private Manor House and set in approximately 5 acres of mature grounds. The self-contained letting accommodation operates from Stable Cottage, the Coach House and the East Wing of Old Hall, all of which are presented to a high specification, accommodating 10 guests in total. In addition, there are extensive equestrian facilities which include 40m x 20m all-weather manège, four large stables and paddocks of varying sizes.



Viewing

Strictly by appointment only through Fleurets East Office on 01223 402 600.

Trade

Operating as a luxury lifestyle business, Old Hall Country Breaks was established by the current owners in recent years. They have created an exceptional wellbeing retreat, offering afternoon teas, country breaks, private dining parties, various functions and wedding receptions. Such is the reputation, guests come from all over the UK along with a large degree of local, regular and repeat trade.

Operating with a minimum two-night stay, we have been advised that the average length of stay is 3 – 4 nights, therefore enhancing the overall level of profitability. Room rates range between £325 - £450 per night depending on the time of year. Breakfast is charged at an additional cost. We have been advised that the total income is in the region of £280,000 per annum (Gross) and increasing.

www.oldhallcountrybreaks.co.uk.



Accommodation

Private Accommodation (Old Hall)

Currently arranged as a three-bedroom private home, the period thatched property has a wealth of charm and character.

Ground Floor:

Spacious farmhouse-style kitchen featuring handcrafted timber cabinets, traditional oil-fired Aga along with integrated cooking appliances.

Impressive living and dining room where the owners offer private dining experiences and afternoon teas. Stripped wood floor, exposed beams and brickwork. Fireplace with wood burner.

Cinema room with surround sound and projector screen.

Ancillary rooms include an office, boot room, WC and utility room. Further office with garden and paddock views.

The three characterful and beautifully presented bedrooms are arranged over two floors which provide ample space for a family or additional letting rooms.



Private Accommodation (Old Hall) Continued

First Floor:

Open plan landing with seating and space for piano

Reading room with potential to convert to a bathroom

Two double bedrooms

Bathroom

Access to East Wing accommodation

Staircase leading to:

Second Floor

Large principal bedroom with vaulted ceiling, exposed beams and views overlooking open countryside.

Self-Contained Letting Accommodation

Stable Cottage (2 Guests)

Detached single storey premises with pitched slate roof. Designed to the highest specification with unique Dutch-style decor and furnishings, combining comfort and style.

Ground Floor:

Entrance hall with stone flooring, wet room with twin shower and separate WC. Open plan living space with vaulted ceiling, loft lights, stone flooring, 360 degree wood burner, exposed beams, brickwork and fully equipped kitchen.

Mezzanine floor with gallery bedroom, open plan seating area and free standing copper bath.

The cottage has its own private entrance and gardens with views over the paddocks.

Coach House (2 Guests)

A beautiful, two storey converted building with pitched slate roof.

Ground Floor:

Entrance hall with stone flooring, wet room with walk in shower, open plan fully fitted kitchen, living and dining room. Picture windows to front overlooking the courtyard.

First Floor:

Large dual aspect room with super king size bed, views over the paddock and freestanding copper bath.









Self-Contained Letting Accommodation Continued

East Wing (4 Guests)

Situated within Old Hall Manor House consisting of:-

Ground Floor:

Dedicated guest entrance with stone floor, well-equipped fitted kitchen, open plan living and dining area. Fireplace with wood burner.

First Floor:

Master bedroom with super king size bed, exposed beams and fire place with wood burner.

Bathroom with jacuzzi bath, rainfall shower and wood flooring.

Bedroom with king size bed.

Access to third bedroom within the main house.

External

The extensive grounds extend to circa 5 acres in total with approximately half being landscaped gardens which guests are encouraged to use. Walled courtyards provide a variety of areas in which to relax.

The patio area has a vine-covered pergola which creates a delightful outdoor room, inviting summer entertaining and a tranquil spot.

Further gardens wraparound the side and front of the house, with thoughtfully planted shrubs along with a wide variety of mature trees and shrubs. Within the orchard, a vast array of pear, apple, damson, fig, and cherry trees can be found, from which the owners produce homemade preserves.

A stretch of woodland forms the perimeter of the property which provides a delightful woodland walk for guests. Within the gardens is an area for pygmy goats', chicken paddock, henhouse, and summer house.

Picnic area with outdoor games.

The outside space offers versatility for those keen to embrace a sustainable lifestyle with room for polytunnels and kitchen gardens.

Car port for seven cars with two EV chargers and solar panels.







Equestrian Facilities

The equestrian facilities consist of a 40m x 20m all-weather manège is complete with dressage mirrors and floodlights. Four large stables, tack room, feed store and large area for grooming in harsh weather. A solarium and hot shower for the horses and donkeys plus kitchenette and toilets and all contained within the covered barn.

The post and rail fenced paddocks are fitted with automatic water troughs. Large hay field and three smaller paddocks. All-weather turnout area with field shelter.

Awards

Voted number one place to stay in UK for 'service excellence' by Visit England (September 2026).

Muddy Stilettos 'Best Boutique Stay' (June 2026).

Winner of Channel 4's – Four in a Bed (March 2025).

Visit England Top 100 Places to Stay in the UK in 2025.

Visit England 5* Self Catering. Visit England Gold and Rose (Recognition of Service Excellence) Award.

Tenure

Freehold.

Planning

We have made enquiries with the Borough Council of Kings Lynn & West Norwich and can confirm that the property is Grade II Listed but is not listed as an Asset of Community Value (ACV) nor lies within a Conservation Area.

For further information please contact the local authority.

Business Rates

The property is in an area administered by Borough Council of Kings Lynn & West Norwich.

Rateable Value £3,800 (2023) & £4,700 (2026) per annum.

Confirmation of actual rates payable should be obtained from the Local Authority.

Licensing

A premises licence does not prevail.

EPC

The property is listed and therefore exempt.

Services

We are informed that the premises benefit electric and oil only, there is no mains gas supplied to the premise.

VAT

All prices quoted and offers made shall be deemed to be exclusive of VAT and VAT will be added where applicable. In most cases VAT is reclaimable. Prospective purchasers should consult their accountant for professional advice in this respect.





Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers (including Tenants). Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

Finance & Insurance

If you would like to take advantage of the knowledge and experience of a selection of firms who specialise in providing finance and insurance for licensed properties contact your local Fleurets office. A phone call may help to provide you with terms and/or cover, which best fits your requirements.

















For further information please log onto **fleurets.com** or give Mark a call.



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