



**Llamados, Stanhoe**  
**Guide Price £299,950**

**BELTON DUFFEY**



## LLAMADOS, FAKENHAM ROAD, STANHOE, NORFOLK, PE31 8PX

A rare opportunity to purchase a detached bungalow situated in a rural location in gardens and grounds amounting to approximately half an acre (sts).

### DESCRIPTION

Llamados is a rare opportunity to purchase a detached bungalow situated on the western edge of the rural and conveniently located village of Stanhoe. The property is set well back from the road in gardens and grounds amounting to approximately half an acre (subject to survey) overlooking countryside to the front.

There is well presented accommodation comprising a spacious entrance hall, kitchen/dining room and sitting room with 2 bedrooms and a bathroom. Further benefits include UPVC double glazed windows and doors, pine internal doors and a wood burning stove in the sitting room with a back boiler providing radiator central heating.

Outside, there is extensive driveway parking to the front with a large concrete sectional garage, paved terraces and a good sized lawned rear garden with a range of useful outbuildings.



## **SITUATION**

Stanhoe is a delightful North Norfolk village, centred around a crossroads and a large natural pond which provides habitat for geese and wildfowl. The village lies about a mile inland from the North Norfolk coast, an area of outstanding natural beauty, famed for mile upon mile of sandy beaches and never ending skylines. There is a highly regarded village pub, The Duck Inn serving good food and real ales.

The nearby villages of Burnham Overy Staithe and Brancaster Staithe offer natural harbours and amenities for sailors, which, along with links to golf courses at Brancaster (The Royal West Norfolk) and Old Hunstanton, as well as jump racing at Fakenham, are some of the leisure pursuits in the region. Five miles to the north east is Burnham Market, a large thriving village with handsome, principally Georgian properties set around a grassy Market Place (also known as The Green) with boutique shops, pub/restaurants and cafes. There is also a mainline railway connection from King's Lynn (18 miles to the south west) to London King's Cross.

## **ENTRANCE HALL**

5.89m x 1.48m (19' 4" x 4' 10")

A partly glazed UPVC door with a storm porch over leads from the side of the property into the spacious entrance hall with space for coat hooks and shoe storage, recessed coir mat. Radiator, loft hatch and a shelved airing cupboard with a radiator. Partly glazed door leading into:

## **KITCHEN/DINING ROOM**

4.61m x 3.08m (15' 1" x 10' 1")

A range of contemporary grey base and wall units with laminate worktops incorporating a stainless steel sink with mixer tap, tiled splashbacks. Cooker space with LPG bottle connection and an extractor hood over, space and plumbing for a dishwasher, space for a freestanding fridge freezer. Utility cupboard with space and plumbing for a washing machine, hot water cylinder. Travertine floor tiles, double aspect windows to the front and side, room for a dining table and chairs and a wide archway leading into:

## **SITTING ROOM**

5.14m x 3.08m (16' 10" x 10' 1")

Exposed red brick fireplace housing a cast iron multi-fuel stove on a tiled hearth with a back boiler providing radiator central heating. Radiator in cabinet, UPVC French doors leading outside to the front of the property.

## **BEDROOM 1**

3.87m x 2.96m (12' 8" x 9' 9") at widest points.

Built-in wardrobe cupboard with mirrored sliding doors, 2 radiators and 2 windows overlooking the rear garden.





## **BEDROOM 2**

3.87m x 1.82m (12' 8" x 6' 0")

Built-in storage cupboard, radiator and a window overlooking the rear garden.

## **SHOWER ROOM**

2.44m x 1.65m (8' 0" x 5' 5")

A walk-in shower cubicle with an electric shower, vanity storage unit incorporating a wash basin, WC. Travertine tiled floor and walls, chrome towel radiator and a window to the side with obscured glass.

## **OUTSIDE**

Llamados is set well back from the road behind a lawned front garden with a five bar gate opening onto an extensive gravelled driveway providing parking for several vehicles.

To the side of the property, there is a paved and concrete terrace area which leads to the side entrance door, garage and container. The rear garden beyond comprises a good sized lawn with a patio area, further storage container and a small block built store. In all the gardens and grounds amount to approximately half and acre (subject to survey).

## **GARAGE**

6.60m x 3.60m (21' 8" x 11' 10")

Concrete sectional garage with an up and over door to the front, power and light, 2 windows and a pedestrian door to the side.

## **CONTAINER BUILDING**

Container building currently used as a garden bar and sitting room with power and light. Comprising:

GARDEN BAR

3.80m x 2.20m (12' 6" x 7' 3")

SITTING ROOM

4.40m x 2.20m (14' 5" x 7' 3")

## **DIRECTIONS**

Leave Fakenham on the A148 heading west towards King's Lynn for approximately 4 miles and take the right hand turning onto the B1154 signposted Docking and Hunstanton. Continue for approximately 5 miles passing the crossroads with the A148 and you will see the property approximately 150 yards further up on the right-hand side, as indicated by the Belton Duffey 'For Sale' board.

## OTHER INFORMATION

Mains electricity, mains water and private drainage. Cast iron multi-fuel stove in the sitting room with a back boiler providing radiator central heating. LPG bottle cooker connection. EPC Rating Band E.

Borough Council of King's Lynn and West Norfolk, Kings Court, Chapel Street, King's Lynn, Norfolk, PE30 1EX. Council Tax Band C.

## TENURE

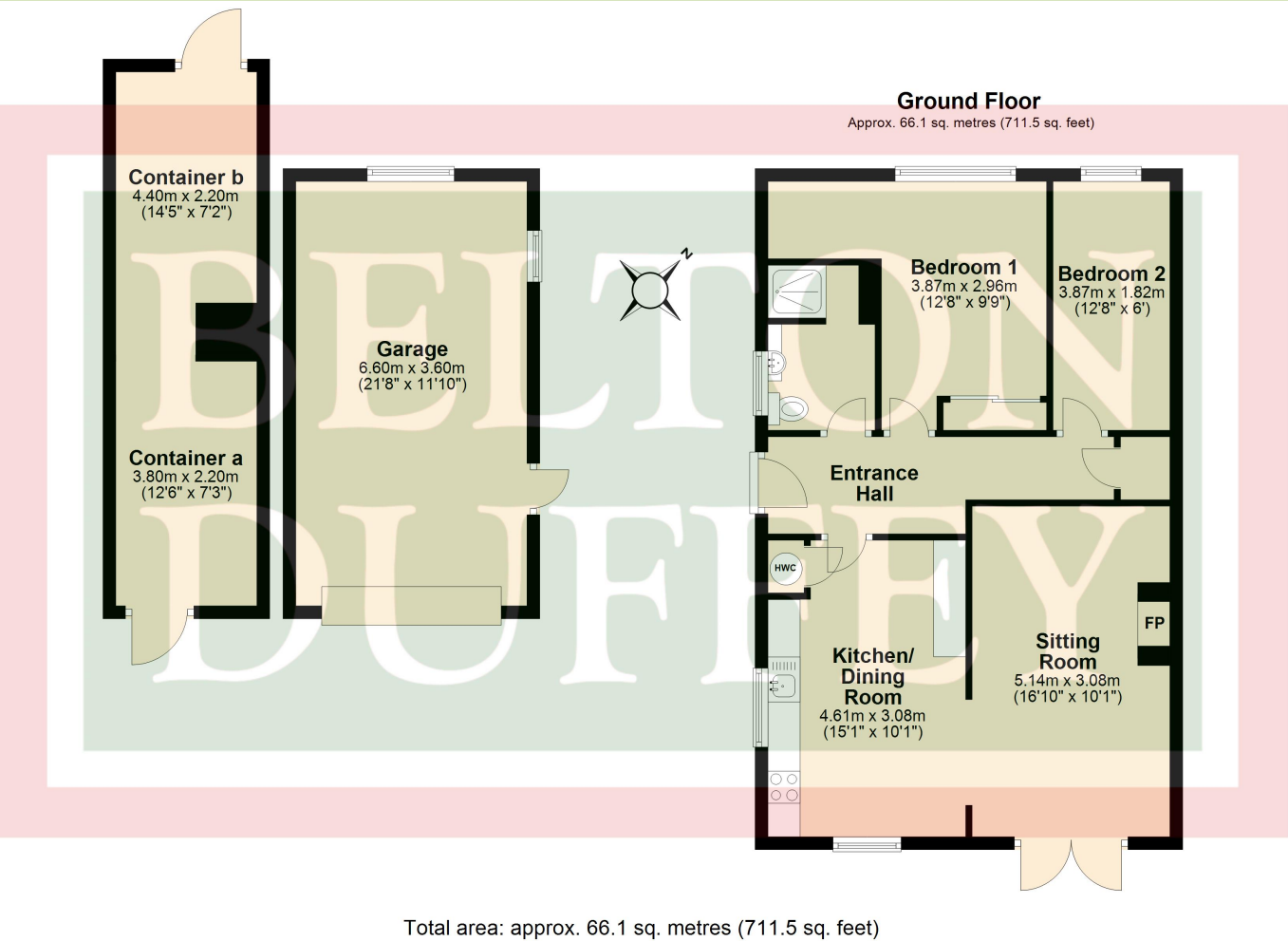
This property is for sale Freehold.

## VIEWING

Strictly by appointment with the agent.









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