



**Oaklands Barn, Litcham**  
**£1,750 per calendar month**

**BELTON DUFFEY**





# OAKLANDS BARN, TITTLESHALL ROAD, LITCHAM, NORFOLK, PE32 2PB

A very well presented four bedroom two reception room, three bathroom detached barn conversion on a generous plot.

## DESCRIPTION

A very well presented four bedroom two reception room, three bathroom detached barn conversion on a generous plot retaining many features including exposed brick and ceiling beams.

The accommodation briefly comprises: Entrance hall/conservatory, kitchen breakfast room with range cooker, utility room, formal sitting room with woodburner, family sitting room with woodburner, playroom/study/Gym, mezzanine library area, master bedroom with en-suite shower and walk in wardrobe, three further bedrooms, shower room and a family bathroom.

The property also benefits from having double glazing, oil fired central heating, woodburners with back boilers, solar panels and has an extensive garden and ample parking for several cars.

## SITUATION

Litcham is surrounded by the well-wooded and undulating countryside of the neighbouring Lexham Estate and has the services of a Post Office and village shop, doctor's surgery, cafe/deli, pub and a church. Within the village is the sought after Litcham School catering for pupils aged between 4 and 16.

The nearby market town of Fakenham has a weekly market, offering a range of vegetables, clothing, bric-a-brac and antiques. The town also boasts several supermarkets, racecourse, bowling alley, cinema and a full range of shops and facilities. King's Lynn and Norwich are also easily accessible and the beautiful north Norfolk coast, an Area of Outstanding Natural Beauty, is some 17 miles to the North.

## ENTRANCE HALL/CONSERVATORY

5.3m x 2m (17' 5" x 6' 7")

Tiled floor, radiator, double doors leading to courtyard garden, main entrance door, sky light, windows to side.

## FORMAL SITTING/DINING ROOM

5.39m x 4.4m (17' 8" x 14' 5")

Wooden floor, woodburner with back boiler, windows to front and side and doors leading to conservatory/hall, radiator, vaulted ceiling.

## UTILITY ROOM

3.97m x 2.73m (13' 0" x 8' 11")

A range of wall and base units and drawers with granite effect worktops over, stainless steel sink and drainer, tiled splashbacks, oil fired central heating boiler, plumbing and space for automatic washing machine and space for tumble dryer, radiator, tiled floor, door leading to garden, windows to rear.

## KITCHEN/BREAKFAST ROOM

4.1m x 4m (13' 5" x 13' 1")

A range of bespoke wall and base units and drawers with granite worktops over, tiled splashbacks, butler style sink with mixer tap, island unit with stainless steel sink and mixer tap. Rangemaster cooker with 5 ring gas burner, hot plate and electric fan assisted oven, extractor over, integrated dishwasher, American style fridge freezer, tiled floor, radiator, window to side and door leading to patio area and garden.

## GALLERIED LANDING ABOVE FAMILY ROOM

Wooden floor, fitted shelves, radiator.

## FAMILY ROOM

5.8m x 4.1m (19' 0" x 13' 5")

Wooden floor, woodburning stove with back boiler, stairs to galleried landing/library, radiators, windows to front and Velux windows to vaulted ceiling. Leading to:

## MASTER BEDROOM

4.2m x 3.1m (13' 9" x 10' 2")

Wooden floor, radiator, walk in wardrobe, window to rear.





## EN-SUITE SHOWER ROOM

3.03m x 1.25m (9' 11" x 4' 1")

Tiled floor, vanity wash hand basin, low level WC, double sized walk in mains fed shower, ladder style radiator

## INNER HALL

5.05m x 1.89m (16' 7" x 6' 2")

Wooden floor, airing cupboard.

## FAMILY BATHROOM

3.05m x 1.67m (10' 0" x 5' 6")

Jacuzzi spa bath with mains shower over, pedestal wash hand basin, low level WC, radiator, tiled floor.

## BEDROOM 2

4.09m x 3.06m (13' 5" x 10' 0")

Wooden floor, window to front, radiator.

## PLAYROOM/STUDY/GYM

3.96m x 2.38m (13' 0" x 7' 10")

Wooden floor, double storage cupboard, sun tunnel, radiator.

## REAR INNER HALL

3.91m x .73m (12' 10" x 2' 5")

Fitted carpet.

## BEDROOM 3

3.6m x 3.2m (11' 10" x 10' 6")

Fitted carpet, window to rear, radiator.

## SHOWER ROOM

2.18m x .75m (7' 2" x 2' 6")

Tiled floor, low level WC mains fed shower cubicle, wash hand basin, extractor fan, radiator.

## BEDROOM 4

3.1m x 2.6m (10' 2" x 8' 6")

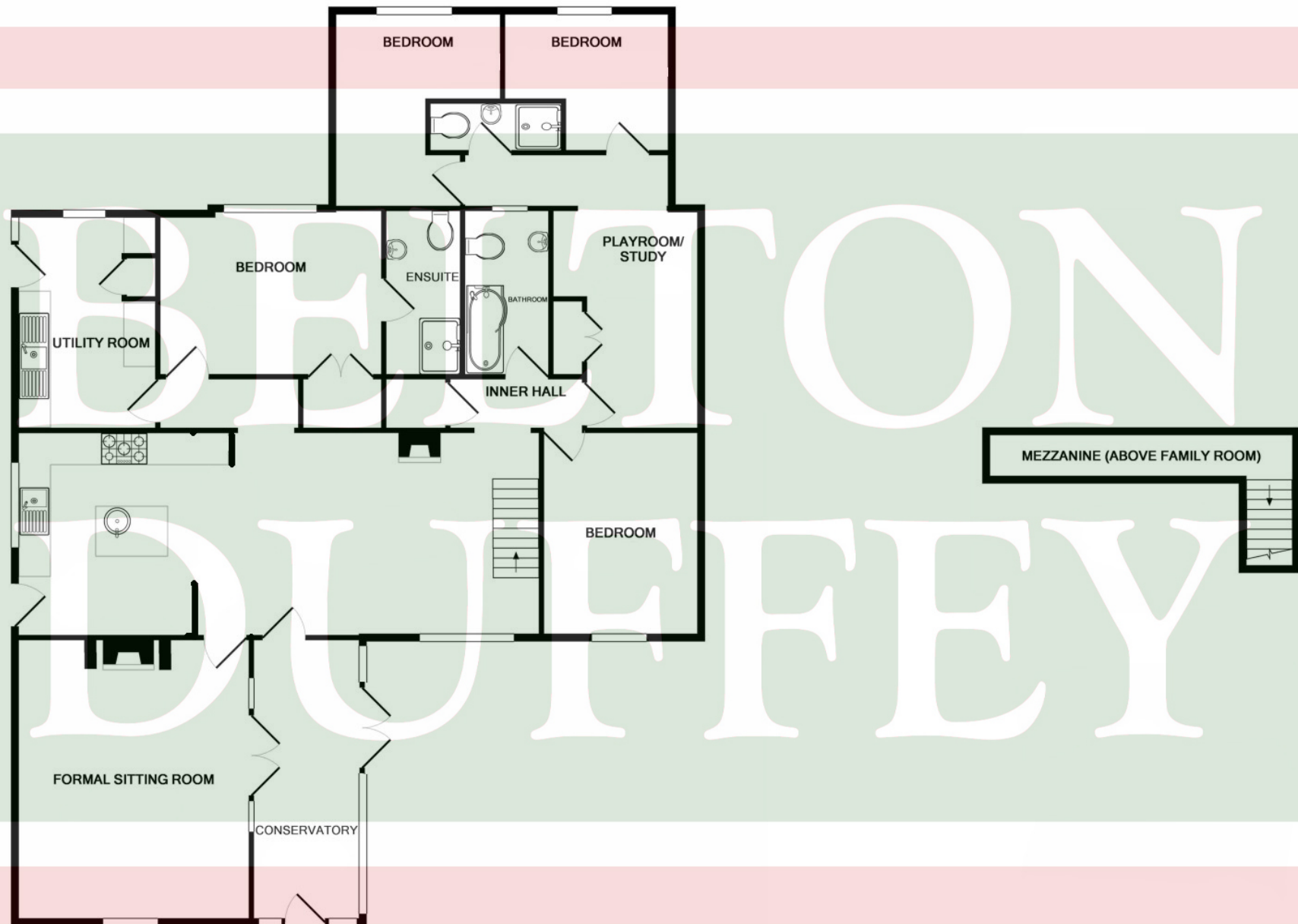
Fitted carpet, radiator, window to rear.

## OUTSIDE

To the front of the property is a shingle driveway offering ample parking for several vehicles with mature trees and hedged boundaries and lawned area.

To the side of the property is a courtyard garden with mature plant, tree and shrub borders and log store.

There is further side gate access with patio area leading to the rear garden which is mainly laid to lawn with mature shrubs and plants, large timer shed and a greenhouse.





## ADDITIONAL INFORMATION

- 1) The Lettings Hub undertake the referencing process by sending you an email with a link asking you to create an account and access an application form. You can return to the Hub at any time to view the latest status of your application and see exactly which referees we are waiting for, or if we are waiting for any further information from you.
- 2) Anti-money laundering - We will undertake anti-money laundering checks including checks for politically exposed persons (PEPs).
- 3) Right to rent - Before you can rent in England, you need to prove your right to rent to your landlord. Get a share code to prove your right to rent online, please visit - [right-to-rent.service.gov.uk](https://right-to-rent.service.gov.uk/rtr-prove/id-question)
- 4) Deposit - £2050.00. (Capped at no more than 5 weeks' rent).
- 5) To be let unfurnished. (some furniture can be included by separate negotiation)
- 6) Pets considered
- 7) Available from 1st September 2025
- 8) 12 Month initial tenancy preferred.

## DIRECTIONS

Leave Fakenham on the A1065 heading towards Swaffham, passing through the village of Hempton and turn left signposted Pudding Norton. Continue for approximately 7 miles passing through Tittleshall and onto into Litcham. Bear right at the bend staying on Tittleshall Road and continue along for approximately half a mile and the property will be found on the right hand side.

## OTHER INFORMATION

Breckland Council, Anglia Revenues Partnership, Breckland House, St Nicholas Street, Thetford, Norfolk, IP24 1BT. Council Tax band D.

Oil fired central heating, wood burning stoves with back boilers and solar panels to heat hot water.

EPC rating band E. (Please note the EPC was carried out prior to new windows and doors being fitted.)

## VIEWING

Strictly by appointment with the agent.





## BELTON DUFFEY

12-16 Blackfriars Street,  
King's Lynn,  
Norfolk, PE30 1NN.  
T: 01553 660866  
E: [lettings@beltonduffey.com](mailto:lettings@beltonduffey.com)

Our lettings department, based at the King's Lynn office, covers West Norfolk, North Norfolk and the fenland and Breckland villages. If you would like any further information or would like to view this property, please contact us.

[www.beltonduffey.com](http://www.beltonduffey.com)

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