



61 Manor Road, Dersingham
Guide Price £400,000

BELTON DUFFEY



61 MANOR ROAD, DERSINGHAM, NORFOLK, PE31 6LH

An attractive commercial premises with spacious 4 bedroom flat above, being situated in a sought after location with potential to re-development (STPP) and extensive car parking.

DESCRIPTION

An attractive commercial premises with spacious 4 bedroom flat above, being situated in a sought after location with potential to re-development (STPP) and extensive car parking.

The property was built circa 1910 of brick and carrstone walls under a slate roof with the flat (Flat at 61) being installed with oil central heating and double glazing.

The commercial premises is currently let as a tea room (£14,196 per annum) with the lease expiring in October 2024. The flat is let on a periodic tenancy (£9,900 per annum)

The property has re-development potential to convert the first floor flat into 2 flats and the ground floor commercial area into 2 further flats, (subject to planning permission and any relevant consents) .

The commercial premises comprises 2 large display windows, tea room/shop area, kitchen, rear lobby and cloakroom. The spacious flat has a ground floor entrance hall, staircase leading to a spacious first floor landing, sitting room with period fireplace and paddock views, kitchen/dining room with views towards Dersingham Recreational Field and access to a balcony, 4 bedrooms and a bathroom.

Outside, the property has ample car parking.

PLEASE NOTE: The neighbouring barn has vehicular and pedestrian access over the driveway.

Images of the flat were taken prior to current tenancy.

COMPLETION DATE- NO EARLIER THAN THE 31ST OCTOBER 2024.

SITUATION

Dersingham is situated approximately midway between King's Lynn and Hunstanton and is in close proximity to The Wash and the West Norfolk coast. The village borders Sandringham Estate and is within easy reach of the picturesque North Norfolk coast. It has all the usual amenities, including two supermarkets, Post Office, newsagent, shoe shop, chemist, opticians, dentists, garden centre, coffee shop and two public houses. Other facilities nearby include a play group, infant and nursery school, junior school, doctors, library, Church of England, Methodist and Catholic Churches. There is a regular bus service to both King's Lynn and Hunstanton. The area is well known for its seaside villages on the shores of The Wash which offer swimming, sailing, wind surfing, bird watching, etc.

ENTRANCE PORCH

Black and white tiled floor with ornate surround and ceiling, entrance door into the shop (currently used as a tea room).

SHOP (CURRENTLY TEA ROOM)

11.72m narrowing to 8.73m x 8.22m, narrowing to 4.10m (38' 5" narrowing to 28' 8" x 27", narrowing to 13' 5") 2 large display windows, part wood panelling, feature staircase with storage cupboard under, electric wall heaters.

KITCHEN AREA

5.17m x 3.21m (17' 0" x 10' 6") Twin bowl sink unit with chrome mixer tap and double cupboard under, space for dishwasher, further worktop with cupboards and drawers under.

REAR LOBBY

1.87m x 1.46m max (6' 2" x 4' 9" max) Built-in cupboard.



L-SHAPED CLOAKROOM

1.86m x 2.26m (6' 1" x 7' 5") Low level WC, wash hand basin.

OUTSIDE

The property sits in a prominent location on Manor Road, opposite Sandringham Road.

There is a small garden area to the front and an extensively shingled driveway/garden area providing ample car parking. PLEASE NOTE: The neighbouring barn has vehicular and pedestrian access over the driveway.

(FLAT AT 61) ACCOMMODATION

GROUND FLOOR ENTRANCE HALL

4.02m x 1.95m (13' 2" x 6' 5") UPVC double glazed door to outside, timber floor, under stairs storage area, staircase to first floor and first floor landing.

FIRST FLOOR LANDING

4.12m x 5.13m max T-shaped narrowing to 1.03m (13' 6" x 16' 10" max, narrowing to 3' 5") T-shaped narrowing to 1.03m. Hot water cylinder, radiator.

BATHROOM

3.1m x 1.58m extending to 2.28m (10' 2" x 5' 2" extending to 7' 6") Three piece white suite comprising panelled bath with shower attachment and mains shower over, low level WC, pedestal wash hand basin, radiator.

KITCHEN/DINING ROOM

6.43m x 3.60m, narrowing to 3.43m into dining area (21' 1" x 11' 10" narrowing to 11' 3") Wood block effect L-shaped worktop with 4 ring ceramic hob with oven under, cream coloured cupboards and drawers under, matching worktop with stainless steel sink unit and chrome mixer tap, cupboard under, space for fridge and washing machine, matching wall cupboards, ceiling beams, radiator, triple aspect windows, views of Dersingham Recreational Field, double doors to balcony 3.02m x 2.01m (9' 11" x 6' 7").

SITTING ROOM

5.36m x 4.07m (17' 7" x 13' 4") Period fireplace, paddock views, 2 radiators.

BEDROOM 1

5.37m x 4.11m (17' 7" x 13' 6") Paddock views, radiator.

BEDROOM 2

5.10m x 3.57m (16' 9" x 11' 9") Ceiling beams, radiator.

BEDROOM 3

2.93m x 3.15m excluding door recess (9' 7" x 10' 4") Radiator.

BEDROOM 4

3.43m max into recess x 2.94m (11' 3" max x 9' 8") Ceiling beam, radiator.

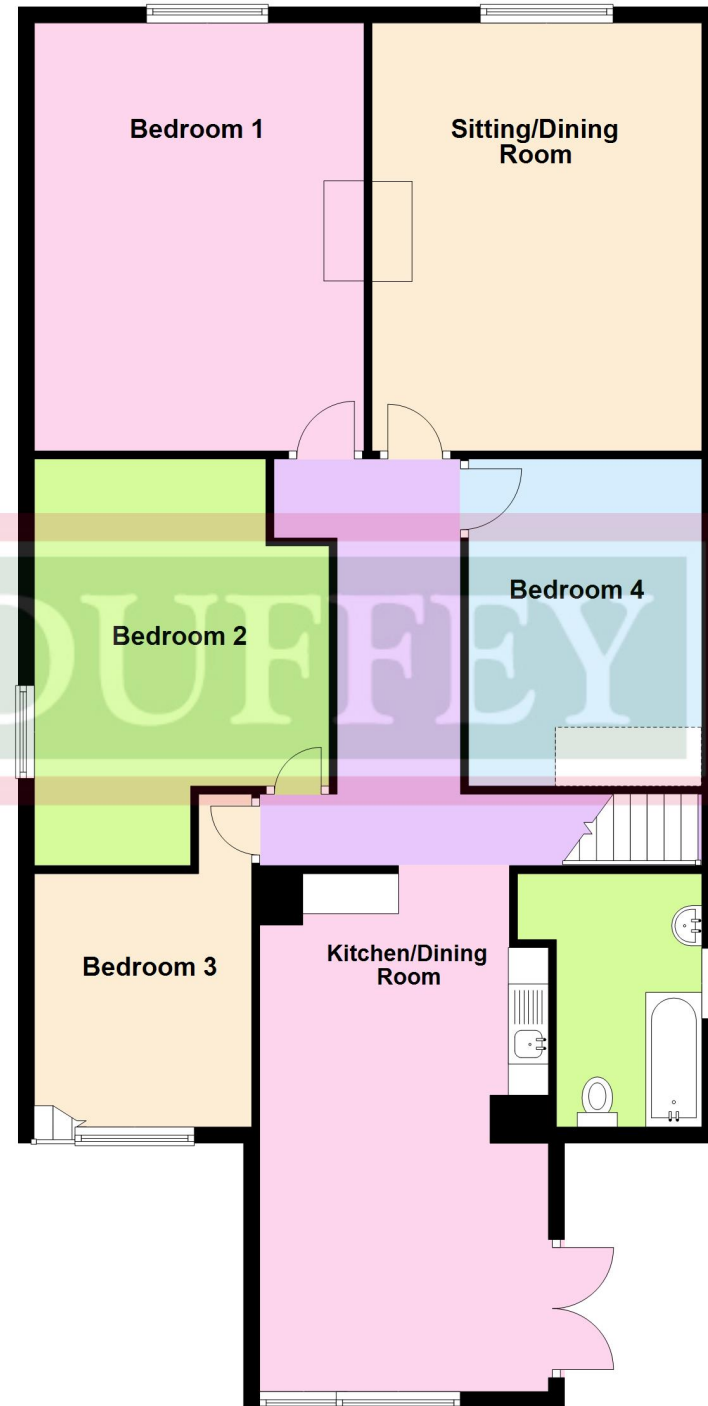
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Ground Floor



First Floor



DIRECTIONS

From King's Lynn proceed out of town along Edward Benefer Way (Northern Bypass) into Low Road, South Wootton and continue straight over the traffic lights into Grimston Road. At the top of Grimston Road you will reach the Knights Hill roundabout, take the first exit signposted A149 Hunstanton and continue along to the roundabout at Dersingham. Take the second exit and proceed into the village and take the 2nd right hand turning into Manor Road, continue along and the property can be seen on the left hand side, opposite Sandringham Road.

OTHER INFORMATION

Rateable Value £10,500 from 1st April 2023.

Small business rates may apply, please contact the Borough Council of King's Lynn & West Norfolk, King's Court, Chapel Street, King's Lynn, Norfolk PE30 1EX for further information.

Flat - Oil central heating and mains drainage. Council Tax Band A. EPC Flat - E.

EPC Shop - TBC.

TENURE

This property is for sale Freehold.

VIEWING

Strictly by appointment with the agent.





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