



**Middle Cottage, West Bilney**  
**Guide Price £280,000**

**BELTON DUFFEY**



# MIDDLE COTTAGE, MAIN ROAD, WEST BILNEY, NORFOLK, PE32 1HP

An attractive 3/4 bedroom, 3 reception semi-detached cottage, with large gardens, workshop and field views.

## DESCRIPTION

Middle Cottage comprises an attractive 3/4 bedroom, 3 reception semi-detached cottage, with large gardens, workshop and field views.

The property is built of brick and carrstone walls under a pantile roof (Re-roofed in 2019), double glazing (Installed in 2019) and has some features including brick flooring and latched internal doors.

The accommodation requires further refurbishment and comprises: sitting room, dining room, reception room, light grey fitted kitchen (Installed 2019) and a ground floor bathroom. On the first floor are 3 double bedrooms and a large landing which was previously bedroom 4.

Outside, the property has parking to the front, a rear garden and a large side garden with workshop. The rear garden has field views and there are field views from the first floor.

## SITUATION

West Bilney is situated approximately 7 miles south east of King's Lynn. Nearby are Pentney Lakes which are popular for bird watching, angling and for nature lovers. There are also schools, post office, shops and churches in the immediate local villages. King's Lynn has a larger choice of shops and recreational facilities. The historic market town of Swaffham is within easy motoring distance. A mainline train service from Kings Lynn to Kings Cross takes approximately 1 hour 30 mins.

## RECEPTION ROOM

4.23m x 3.04m (13' 11" x 10' 0") UPVC double glazed door to outside.

## DINING ROOM

4.20m x 4.14m narrowing to 3.02m (13' 9" x 13' 7" narrowing to 9' 11") Period brick door, radiator, staircase to first floor landing, double doors to rear garden, opening into utility room.

## BATHROOM

2.18m x 1.92m (7' 2" x 6' 4") Bath with shower screen and shower attachment over, low level WC, pedestal wash hand basin, radiator.

## UTILITY ROOM

4.32m x 1.90m (14' 2" x 6' 3") Plumbing for automatic washing machine, Trianco oil fired boiler.

## KITCHEN/DINING ROOM

4.23m x 3.03m (13' 11" x 9' 11") L-shaped granite effect worktop with composite sink unit and chrome mixer tap, Hisense 4 ring ceramic hob with light grey soft closure cupboards under, matching wall cupboards, Indesit double oven with cupboard under and locker over and adjoining storage cupboard, radiator, ceramic tiled floor, window overlooking side garden and UPVC double glazed door to outside.

## SITTING ROOM

4.20m x 3.0m (13' 9" x 9' 10") Window overlooking the side garden.



## **SPACIOUS FIRST FLOOR LANDING (FORMERLY BEDROOM 4)**

3.36m x 3.19m (11' 0" x 10' 6") Radiator, window to rear overlooking fields.

PLEASE NOTE: The former measurements of this bedroom with the studwork wall erected were approximately 3.36m x 1.99m.

## **INNER LANDING**

1.33m x 1.19m (4' 4" x 3' 11") Timber floor and opening into

## **WALK-IN AIRING CUPBOARD**

1.98m x 1.54m (6' 6" x 5' 1")

## **BEDROOM 1**

4.24m x 3.20m (13' 11" x 10' 6") Period pine floorboards, radiator, window with views over fields.

## **BEDROOM 2**

4.44m x 3.19m (14' 7" x 10' 6") Windows overlooking fields, radiator.

## **BEDROOM 3**

2.83m x 3.24m (9' 3" x 10' 8") Radiator, window overlooking rear garden and fields.

## **OUTSIDE**

The front of the property has a parking area and a 5-barred gate which leads to the side and rear garden.

The side garden is of a good size and is mainly laid to lawn with a mature tree and is enclosed by hedged boundaries.

## **TIMBER BUILT WORKSHOP**

Approximately 7.29m x 5.26m (23' 11" x 17' 3") Power and light.

To the rear of the property is a partly shingled area. The rear garden has field views.

## **DIRECTIONS**

From the Hardwick roundabout in King's proceed along the A47, signposted Swaffham. Continue along, passing, Middleton and East Winch and on to West Bilney, where the property will be found on the left hand side.

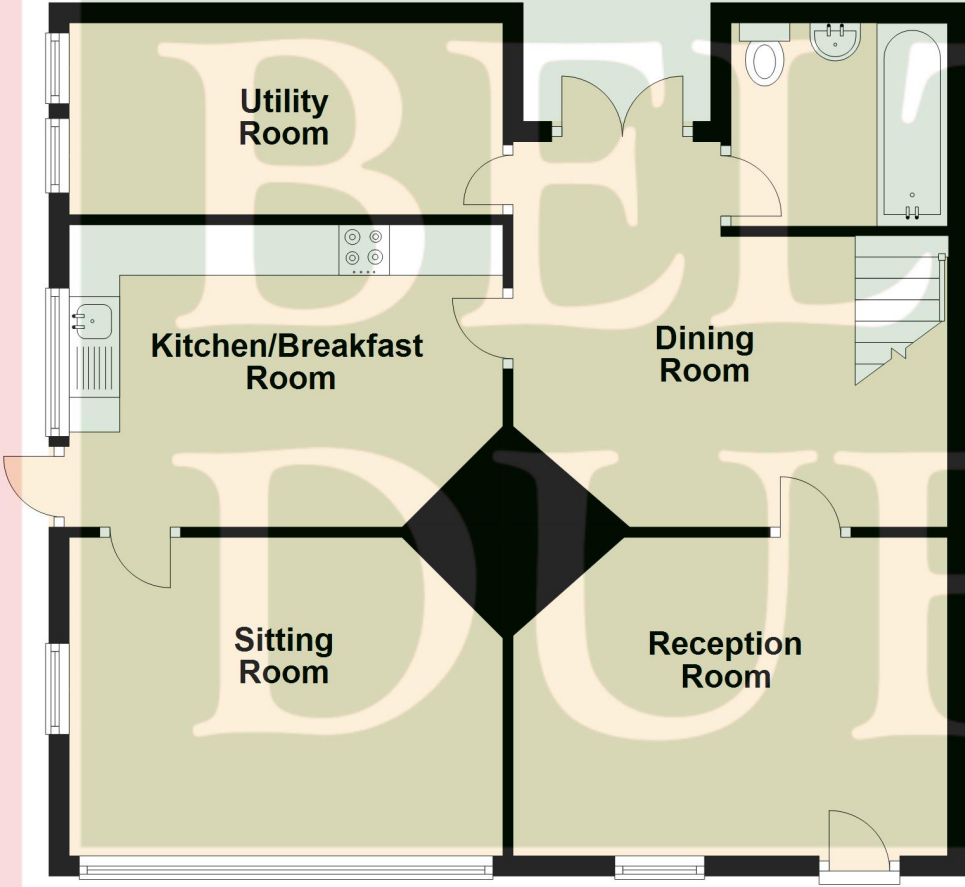
## **OTHER INFORMATION**

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

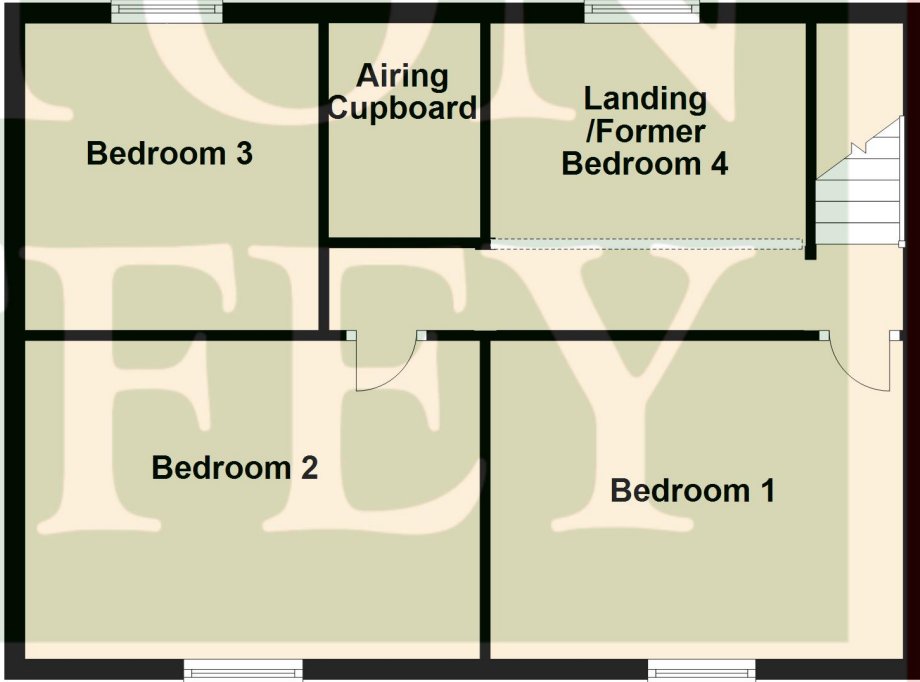
Oil fired central heating.

EPC - TBC.

**Ground Floor**



**First Floor**



## TENURE

This property is for sale Freehold.

## VIEWING

Strictly by appointment with the agent.





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