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Home Farm
The Green
North Wootton
King's Lynn
Norfolk
PE30 3PR

£480,000

A stunning four bedroom detached period home offering spacious accommodation throughout displaying a wealth of 18th Century features. This beautiful family home boasts a sitting room, living room, kitchen, dining room, snug, sunroom, utility room and w/c to the ground floor. To the first floor the property offers four double bedrooms, nursery/bedroom five, bathroom and shower room. The property benefits from gas central heating, a versatile garage space, off road parking for numerous vehicles and a mature garden. The accommodation further benefits from a versatile layout including the potential for multi-generational living or a holiday let. A range of local amenities can be found in North Wootton with more extensive facilities found in King's Lynn including a main line rail link into Cambridge and London King's Cross.

- Four / Five Bedrooms
- Detached Period Property
- Four Reception Rooms
- Utility Room
- Spacious Accommodation
- EPC Rating D
- Potential Annexe or Holiday Let
- Mature Gardens
- Garage & Parking



Hall

Solid entrance door to front, glazed windows to both sides, radiator and original tiled flooring.

Sitting Room

15' 11" Max x 17' 5" (4.85m x 5.31m) Glazed windows to front and side, feature fireplace and two radiators.

Inner Hall

Stairs to first floor and radiator.

Living Room

14' 9" x 16' 8" (4.50m x 5.08m) Glazed windows to front and side, feature fireplace and two radiators.

Sun Room

11' 11" x 7' 4" (3.63m x 2.24m) Glazed windows to front, rear and side, glazed double doors to garden and tiled flooring.

Kitchen

17' 11" x 14' 0" (5.46m x 4.27m) Glazed window to rear, fitted kitchen with matching wall and base units, Rayburn, space for cooker, stainless steel sink, storage cupboards and radiator.

Dining Room

15' 0" x 10' 10" (4.57m x 3.30m) Glazed window to front, radiator and storage cupboard.

Inner Hall

Stairs to first floor, glazed window to front and radiator.

Snug

14' 10" x 11' 10" (4.52m x 3.61m) Glazed window to front, feature fireplace and two radiators.

Utility Room

8' 11" x 7' 5" (2.72m x 2.26m) Skylight, butler style sink and storage cupboard.

Inner Porch

Solid door and glazed window to side.

W/C

Low flush w/c, wash hand basin and radiator.

Rear Lobby

Glazed door and window to front and door into garage.

Landing

Glazed sky light and radiator.

Bedroom One

16' 09" x 14' 01" (5.11m x 4.29m) Glazed window to rear, radiator, sink unit and storage cupboard.

Bedroom Two

18' 07" x 9' 11" (5.66m x 3.02m) Glazed window to front and side, feature fireplace, built in storage and radiator.

Bedroom Three

15' 08" x 9' 09" (4.78m x 2.97m) Glazed window to front, radiator and built in storage.

Bedroom Four

14' 09" x 12' 05" (4.50m x 3.78m) Glazed windows to front and side, exposed wooden floors, radiator and storage cupboard.

Study / Nursery

9' 09" x 4' 11" (2.97m x 1.50m) Glazed window to side and radiator.

Dressing Room

10' 2" x 7' 02" (3.10m x 2.18m) Walk through room into bathroom and radiator.

Bathroom

13' 03" x 7' 05" (4.04m x 2.26m) Glazed windows to rear, panelled bath, low level flush w/c, wash hand basin and cupboard housing gas central heating boiler.

Shower Room

9' 0" x 6' 02" (2.74m x 1.88m) Glazed window to side and rear, quadrant shower cubicle, low level flush w/c, hand basin and wooden floor.

Double Garage

15' 2" x 14' 5" (4.62m x 4.39m) Two sets of double wooden doors, door to side, power and light.

Garden

To the front of the property is a walled boundary with the garden laid to lawn and pathway to the front door. Gated access to the side of the property leads to the off road parking area and double garage.

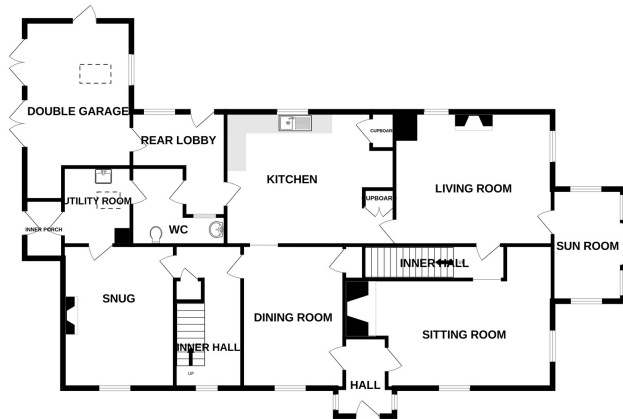
The mature grounds wrap around the property with gardens mainly laid to lawn with a variety of trees and shrubs and a patio area leading from the conservatory.

EPC Rating: D

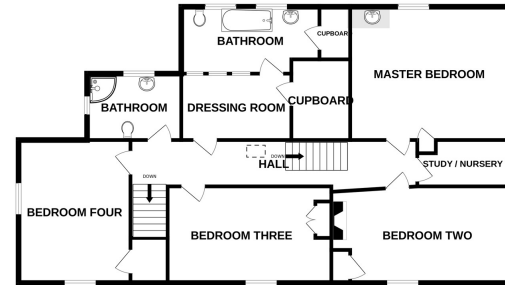
Council Tax - F



GROUND FLOOR



1ST FLOOR



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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18-20 King Street, King's Lynn, Norfolk, PE30 1ES

Tel: 01553 775151 Email: kingslynn@millsopps.com www.millsopps.com