



The Old Wash House, Sculthorpe
Guide Price £500,000

BELTON DUFFEY



THE OLD WASH HOUSE, 44A CREAKE ROAD, SCULTHORPE, NORFOLK, NR21 9NQ

Detached 3 bedroom, 3 bathroom bungalow with good sized wrap around gardens and a detached annexe/studio.

DESCRIPTION

The Old Wash House is a modern, extended and refurbished detached bungalow situated on a large plot on the edge of the village. Built in 1951, the property was originally in the grounds of The Old Rectory which featured a walled garden (now the village bowling green) and, in the corner of the old garden, was a wash house - hence the name of the bungalow. The wash house itself is now the owners' studio for artwork but would also lend itself to ancillary accommodation.

The main house has an open plan kitchen/dining/living room with a separate utility, a good sized sitting room, 3 bedrooms (2 with en-suite shower rooms) and a family bathroom. The current owners have also run a small successful bed and breakfast business from the property with 2 of the bedrooms being at the opposite end of the bungalow to the main living accommodation and the principal bedroom suite. Further benefits include 10 solar panels with a battery storage system and an electric vehicle charge point.

Outside an extensive gravelled driveway provides parking for several vehicles whilst the garden wraps around 3 sides of the property offering a private and secluded outdoor area.

SITUATION

Sculthorpe is a village blessed with amenities that many other villages of its size no longer have. As well as the thriving community village hall and the primary school, there is an outdoor play area, bowling green and allotments. It also boasts 2 restaurants and bars - Sculthorpe Mill having been awarded as one of The Times top 100 hotels in the country. Closeby nestled in the Wensum Valley, is the 45 acre Sculthorpe Nature Reserve home to and run by the Hawk and Owl Trust.

The village is 2.5 miles north west of Fakenham and 3.1 south east of South Creak. The North Norfolk coast is some 20 minutes' drive away with the nearest mainline station to London located in King's Lynn, approximately 20 miles away.

ENTRANCE HALL

Partly glazed timber double doors with a storm porch over lead from the front of the property into the spacious L-shaped entrance hall with a recessed door mat and space for coat hooks. Fitted storage unit incorporating cupboards and basket drawers, radiator.



KITCHEN/DINING/LIVING ROOM

7.54m x 4.53m (24' 9" x 14' 10")

Impressive open plan kitchen/dining/living room which is the hub of the house with vinyl flooring and recessed ceiling lights. Comprising:

KITCHEN/DINING AREA

A range of cream Shaker style base and wall units with laminate worktops incorporating a one and a half bowl stainless steel sink unit with a water softener, tiled splashbacks. Integrated double oven and an integrated 5 ring induction hob with a stainless steel splashback and extractor hood over. Space for a dining table and chairs, loft hatch, door to the utility room and double aspect windows to the front and overlooking the rear garden. Open plan to:

LIVING AREA

Fireplace housing a wood burning stove on a pamment tiled hearth, 2 radiators, bow window to the front and UPVC French doors leading outside to the rear garden.

UTILITY ROOM

2.79m x 1.66m (9' 2 x 5' 5)

Matching base units with a laminate worktop incorporating a one and a half bowl stainless steel sink unit, tiled splashbacks. Spaces and plumbing for a washing machine, dishwasher and freestanding fridge freezer. Vinyl flooring, radiator, window to the side and a glazed UPVC door leading outside to the rear garden. Door to bedroom 1.

SITTING ROOM

5.41m x 4.90m (17' 9" x 16' 1") at widest points.

A bright and airy room (currently used as a sitting room and breakfast room for bed and breakfast guests) with triple aspect windows overlooking the gardens to the front and side and French doors leading outside to the front garden. Slate fireplace housing a multi-fuel cast iron stove with an oak surround, 2 radiators, oak flooring and ceiling spotlights.

BEDROOM 1

4.58m x 4.27m (15' 0" x 14' 0") at widest points.

Extensive range of fitted wardrobes with mirrored sliding doors, radiator, double aspect windows to the rear and side, loft hatch. Door leading into:

EN SUITE SHOWER ROOM

2.71m x 1.18m (8' 11" x 3' 10")

A white suite comprising a shower cubicle with a chrome mixer shower, vanity cupboard incorporating a wash basin, WC. Chrome towel radiator, vinyl flooring, tiled splashbacks, recessed ceiling lights, extractor fan and a window with obscured glass.

BEDROOM 2

3.84m x 3.34m (12' 7" x 10' 11")

Radiator, window to the side and a door leading into:



EN SUITE SHOWER ROOM

2.17m x 0.98m (7' 1" x 3' 3")

A white suite comprising a shower cubicle with a chrome mixer shower, wall mounted wash basin, WC. White towel radiator, tiled flooring and splashbacks, extractor fan and a window with obscured glass.

BEDROOM 3

3.83m x 3.35m (12' 7" x 11' 0")

Radiator and a window to the side.

BATHROOM

2.33m x 1.90m (7' 8" x 6' 3")

A white suite comprising a panelled bath with a chrome mixer shower over and folding glass shower screen, pedestal wash basin, WC. White towel radiator, tiled flooring and splashbacks, extractor fan and a window with obscured glass.

OUTSIDE

The Old Wash House is approached over an extensive gravelled driveway providing parking for several vehicles where there is an electric vehicle charge point and access to the front entrance porch. Lawned garden to the side with hedged and fenced boundaries and a pebbled pathway to an attractive side garden with a pond, seating area and gravelled terrace.

The lawn continues to wrap around the property to the side and rear where there is a lovely original high wall to the rear boundary. Gravelled garden interspersed with low shrubs and plants, further covered seating area and a garden shed. Paved terrace opening out from the kitchen living area French doors with space for outside dining, BBQ etc. Paved pathway leading to the detached annexe.

Screened gravelled areas to the side and rear of the property provide useful storage for bins and logs etc and where the plastic oil tank is located. 2 further timber garden sheds.

ANNEXE/STUDIO

3.96m x 3.85m (13' 0" x 12' 8") at widest points.

Detached annexe/studio building built of brick walls under a tiled roof, currently used as an artist's studio but could instead provide residential accommodation. Tiled floor with underfloor heating, butler sink, French doors to the front, 3 double aspect windows to the sides and a door leading into:

ANNEXE/STUDIO SHOWER ROOM

2.04m x 0.88m (6' 8" x 2' 11")

A white suite comprising a shower cubicle with a chrome mixer shower, wall mounted wash basin, WC. Tiled flooring and splashbacks, extractor fan.



DIRECTIONS

Proceed out of Fakenham on the A148 heading west in the direction of King's Lynn and take the turning right signposted to Burnham Market. Proceed past the golf range and continue to the small crossroads, with a house on your left, and turn left into the village of Sculthorpe. Pass the church on your right where you will see the property a little further up on the left-hand side.

OTHER INFORMATION

Mains water, mains drainage and mains electricity with 10 solar panels and battery storage system. Oil-fired central heating to the main house and electric underfloor heating to the annexe/studio. EPC Rating Band B.

North Norfolk District Council, Holt Road, Cromer, Norfolk, NR27 9EN. Council Tax Band C.

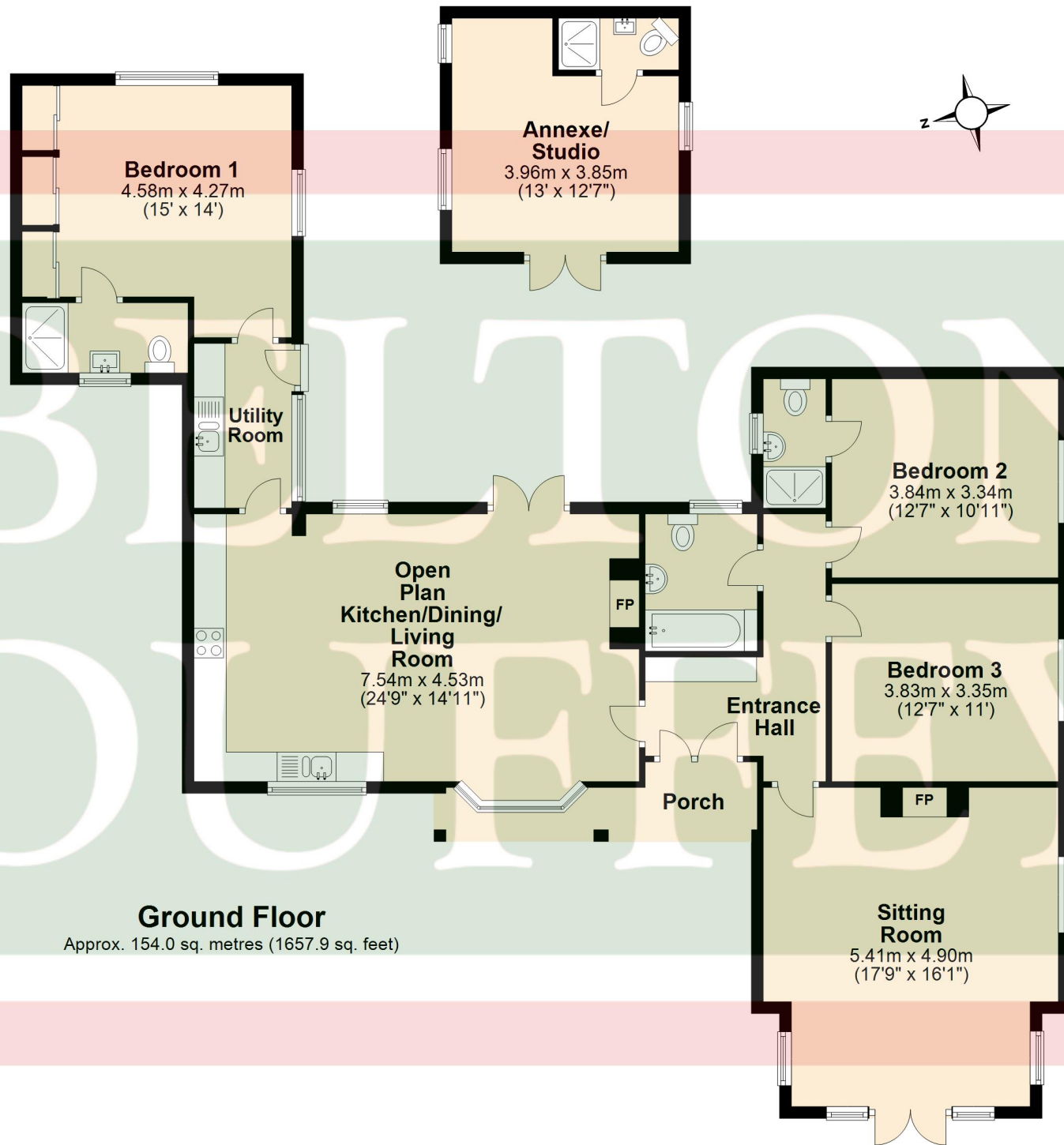
TENURE

This property is for sale Freehold.

VIEWING

Strictly by appointment with the agent.





Total area: approx. 154.0 sq. metres (1657.9 sq. feet)



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