



**Orchard House, Homingtoft**  
**£1,500 per calendar month**

**BELTON DUFFEY**



# ORCHARD HOUSE, OXWICK ROAD, HORNINGTOFT, NORFOLK, NR20 5DZ

A modern 3 bedroom detached house situated in a charming rural setting overlooking countryside in grounds amounting to half an acre (sts).

## DESCRIPTION

Orchard House is a superb opportunity to purchase a modern detached house in a truly rural setting overlooking neighbouring countryside in the conveniently situated village of Horningtoft.

The property has well presented flexible ground floor living accommodation comprising a kitchen/dining room with a separate utility, cloakroom, spacious sitting/dining room with a wonderful vaulted garden room overlooking the rear gardens. Upstairs, there are 3 double bedrooms and a well appointed bathroom. Further benefits include oak internal doors, oil-fired central heating, solar panels, UPVC double glazed windows and doors throughout and fibre internet connection to the house.

Outside, the property is accessed over a sweeping tree lined driveway leading to an extensive parking area with a formal lawned garden to the rear and a further paddock area. In all, the gardens and grounds amount to approximately half an acre (subject to survey).

## SITUATION

Horningtoft is a small, rural village with a parish church, primary schools close by and an award winning pub, The Brisley Bell, just a 5 minute drive away. Conveniently located 6 miles from Fakenham and 6 miles from Dereham with their wide range of facilities and amenities including schools, shops, supermarkets, medical centres, bars and restaurants.

The village is surrounded by undulating and well-wooded countryside this village is approximately 12 miles from the north Norfolk coast with the Cathedral City of Norwich within easy motoring distance with a rail link to London Liverpool Street and Norwich International Airport.

## PORCH

An open fronted brick built storm porch with a tiled roof and windows to the sides leads from the front of the property with a partly glazed composite door leading into:



## **KITCHEN/BREAKFAST ROOM**

7.70m x 2.64m (25' 3" x 8' 8")

A good sized kitchen/breakfast room with a porcelain tiled floor. Comprising:

### **KITCHEN AREA**

A range of oak base and wall units with oak block worktops incorporating a one and a half bowl stainless steel sink unit, tiled splashbacks. Space for a range style cooker with a stainless steel extractor hood over, space and plumbing for a dishwasher, integrated wine fridge and space for a freestanding American style fridge freezer. Window overlooking the front garden.

Open plan to:

### **BREAKFAST AREA**

Ample room for a breakfast table and chairs, vertical radiator, window to the front and a door leading into:

## **UTILITY ROOM**

3.73m x 2.62m (12' 3" x 8' 7") at widest points.

Space for coat hooks and shoe storage etc, range of base and wall units with oak block worktops incorporating a stainless steel sink unit, tiled splashbacks. Space and plumbing for a washing machine, oil-fired boiler, radiator, tiled floor and partly glazed composite doors to the front and rear of the property. Door to:

## **CLOAKROOM**

Corner wash basin with a tiled splashback, WC, radiator, tiled floor and a window to the front with obscured glass.

## **SITTING/DINING ROOM**

7.42m x 3.69m (24' 4" x 12' 1")

Another good sized room with plenty of room for settees and a dining table and chairs etc. Staircase leading up to the first floor landing, 2 radiators, Indian sandstone tiled floor, window overlooking the rear garden and UPVC French doors with glazed panels to the sides leading into:

## **GARDEN ROOM**

4.29m x 3.13m (14' 1" x 10' 3")

A bright and airy garden room with a full height vaulted ceiling with an exposed beam and 2 Velux windows. Radiator, Indian sandstone tiled floor and double aspect windows to the side and rear and French doors leading outside to the garden.

## **FIRST FLOOR LANDING**

Built-in shelved airing cupboard housing the hot water cylinder, window to the side, loft hatch and doors to the 3 bedrooms and bathroom.



## **BEDROOM 1**

4.28m x 2.82m (14' 1" x 9' 3")

Fitted triple wardrobe cupboard with sliding doors, 2 radiators and 2 windows overlooking the front garden.

## **BEDROOM 2**

3.04m x 2.77m (10' 0" x 9' 1")

Fitted wardrobe cupboard with sliding mirrored doors, radiator and a window overlooking the rear garden and countryside beyond.

## **BEDROOM 3**

3.21m x 2.71m (10' 6" x 8' 11")

Radiator and a window overlooking the rear garden and countryside beyond.

## **BATHROOM**

2.80m x 2.34m (9' 2" x 7' 8")

A white suite comprising a panelled bath with a mixer shower over and glass shower screen, vanity storage unit with a worktop incorporating a wash basin, concealed cistern WC. White towel radiator, vinyl flooring, tiled splashbacks and a window to the front of the property with obscured glass.

## **OUTSIDE**

Orchard House is accessed over a sweeping tree lined driveway leading to a broad parking area with space for several cars, caravan etc and leading to the front of the property. There are hedged and fenced boundaries with a lawned front garden.

A tall pedestrian gate leads to the side of the property where there is a small gravelled garden with space for refuse bin storage etc. Opening out from the garden room, there is an extensive paved terrace bounded by a low brick wall with a gravelled garden to the side with raised beds and a brick well. Steps lead up to the formal lawned garden with stepping stones, patio area, screened oil tank with mature hedged borders. Beyond the garden, a picket gate opens onto a further paddock area interspersed with variety fruit trees including walnut, hazelnut, apple, pear and cherry. Fenced and mature hedged boundaries.

The gardens and grounds are a delight and in all amount to approximately half an acre (subject to survey).





## **ADDITIONAL INFORMATION**

1) References - For tenancies commencing from the 1st June 2019 the tenant fee ban applies, therefore agents can no longer charge for tenant referencing.

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) Deposit - £1,730. (Capped at no more than 5 weeks' rent).

4) To be let unfurnished.

## **DIRECTIONS**

Proceed out of Fakenham on the B1146 Dereham Road and take second turning right towards Colkirk (Hall Lane). Bear left onto Crown Road. Turn right into School Road then left down Whissonsett Road. Continue out into open countryside, after a sharp right-hand bend, turn left signposted Horningtoft. Proceed down this road for approximately 3/4 mile where the entrance sign to Orchard House will be found on the left-hand side. Proceed down the long driveway and turn into the first driveway on the right.

## **OTHER INFORMATION**

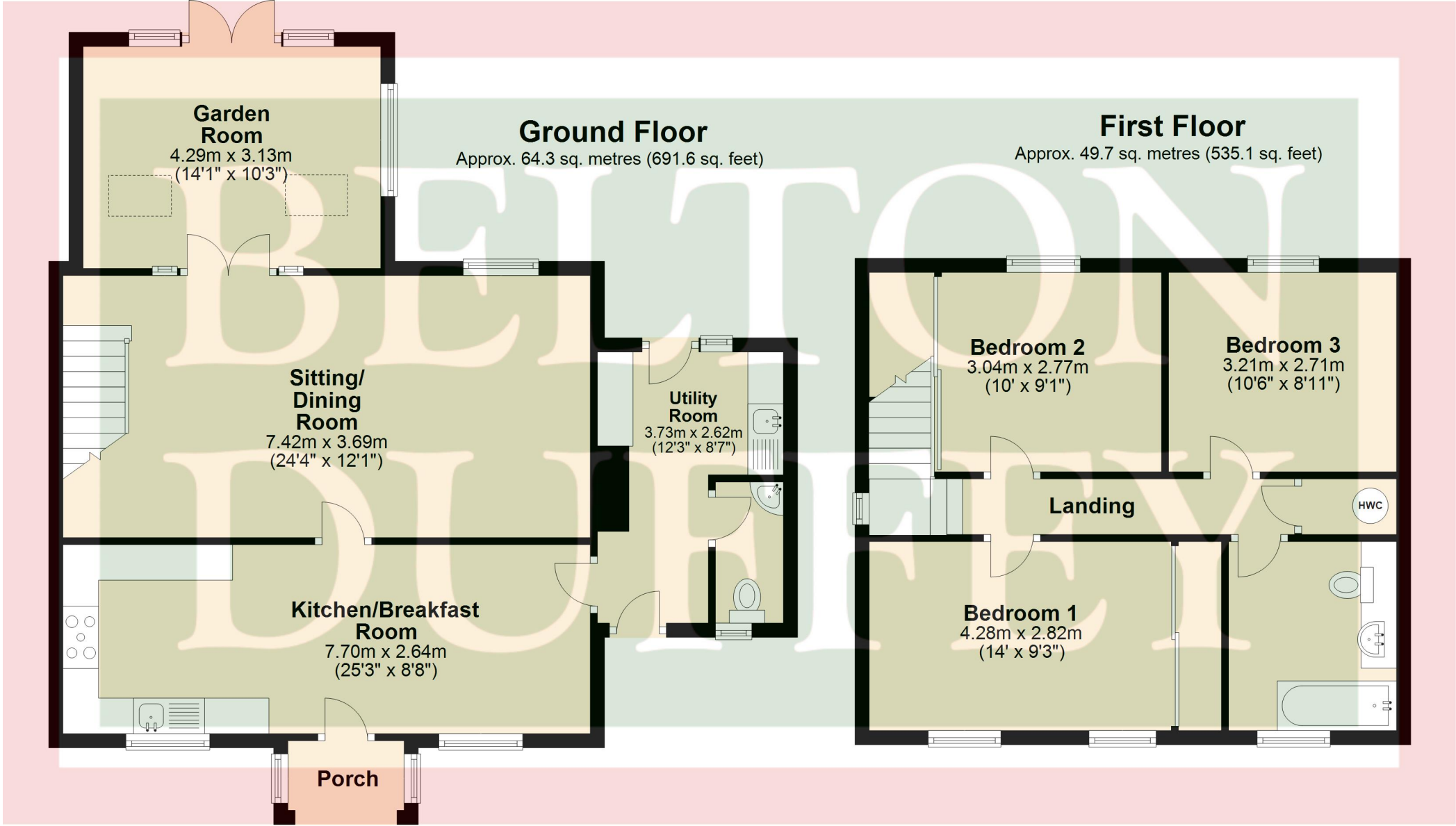
Mains water, private drainage and mains electricity with solar panels. Oil-fired central heating. EPC Rating Band B.

Breckland Council, Elizabeth House, Walpole Loke, Dereham, Norfolk, NR19 1EE. Council Tax Band C.

## **VIEWING**

Strictly by appointment with the agent.





Total area: approx. 114.0 sq. metres (1226.8 sq. feet)



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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.

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