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King & Partners



Mill House
 Stoke Road
 Wereham

£325,000

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Mill House

Wereham, King's Lynn, PE33 9AT

This unique property is offered for sale in the village of Wereham. The entrance hall, living room and snug all have original oak panelling and beams to add character and charm. Both the living room and snug have feature fireplaces and field views. The open plan kitchen diner is spacious and currently has a breakfast bar and overlooks the rear garden. To the first floor there are 4 bedrooms and a family bathroom. Outside is a covered swimming pool that does require repair and is situated in the garden mainly laid to lawn with shrubs. There is an Arcon garage and workshop with up and over garage doors and a corrugated Nissen hut to the rear garden. The large garage at the rear of the property has an office leading from it and has power and light. The plot size is 0.44 acres (STMS). To the front of the property is a large garage with an up & over door. Viewing is highly recommended to appreciate this properties true potential.



UPVC Double Glazed Door To:

Entrance Hall

11' 11" x 6' 5" (3.63m x 1.96m) Oak Door. Original oak panelled walls. Beams. Myson heater.

Living Room

12' 0" x 15' 2" (3.66m x 4.62m) UPVC double glazed window to front. Two UPVC double glazed windows to side. Original oak panels. Beams. Radiator.

Snug

11' 11" x 11' 8" (3.63m x 3.56m) UPVC double glazed window to front. Radiator. Feature fireplace. Original oak panelling. Beams.

Store Room

6' 4" x 11' 9" (1.93m x 3.58m) Obscured UPVC double glazed window to rear. Shelving

Kitchen/Dining Room

6' 4" x 14' 11" (1.93m x 4.55m) Dining Area.

9' 2" x 25' 10" (2.79m x 7.87m) Kitchen Area.

Two UPVC double glazed windows to side. UPVC double glazed window to rear. Fitted with a range of wall and base units with roll edge worktop over. Breakfast bar. Space for cooker. Stainless steel sink and drainer. Tiled floor. Staircase to first floor. Cupboards. Three radiators. Boiler cupboard housing boiler replaced in 2021.

Inner Lobby

3' 9" x 8' 3" (1.14m x 2.51m) Tiled floor. Radiator. Door to rear and side.

Utility

7' 0" x 6' 1" (2.13m x 1.85m) UPVC double glazed window to side. Tiled floor & walls. Base units with roll edge worktop over incorporating stainless steel sink and drainer. Space for washing machine. Space for tumble dryer. Store/pantry cupboard. Opening to shower cubicle. Door to WC. Radiator.

Store Room/Pantry

6' 1" x 11' 8" (1.85m x 3.56m) Power and light.

Landing

UPVC double glazed window to rear. Built in cupboard. Loft hatch. Radiator.

Bedroom 1

12' 6" x 11' 11" (3.81m x 3.63m) UPVC double glazed window to front. Radiator. Fitted wardrobe.

Bedroom 2

12' 4" x 10' 3" (3.76m x 3.12m) UPVC double glazed window to front. Radiator.

Bedroom 3

12' 6" x 10' 3" (3.81m x 3.12m) UPVC double glazed window to front. Fitted wardrobe. Radiator.

Bedroom 4

6' 11" x 9' 0" (2.11m x 2.74m) UPVC double glazed window to rear. Radiator.

Bathroom

4' 2" x 10' 0" (1.27m x 3.05m) Obscured UPVC double glazed window to rear. Panelled bath with shower over. Wash hand basin. WC. Cupboard housing hot water tank and emersion.

Pool Heater Room

10' 8" x 7' 10" (3.25m x 2.39m) Pool heater. Oil tank.

Covered Swimming Pool

In need of repair.

Front Garage

Up & Over door. Power & light. Two windows to front. Door to rear.

Rear Garage

22' 4" x 14' 9" (6.81m x 4.50m) Double doors Windows to side. Door to office.

Office

5' 1" x 14' 8" (1.55m x 4.47m)

Garden

Lawn with trees, plants and shrubs. Arcon workshop & Nissen store.

Nissen Hut

Nissen Hut corrugated steel store - 11.00m x 5.20m.

Arcon Workshop

Arcon prefab garage and workshop with manual up and over garage door - 19.80m x 6.50m

Agents Note:

The photograph of the boundary is for indicative purposes only.

Disclaimer

Whilst we have endeavoured to prepare our sales particulars accurately none of the services, appliances or equipment have been tested. A buyer should satisfy themselves on such matters prior to purchase. Any measurements or distances mentioned in these particulars are for guide reference only. If such particulars are fundamental to a purchase, buyers should rely on their own enquiries. All enquiries should be directed to King & Partners in the first instance.

