







# I Crisp Cottages

Pentney, King's Lynn, PE32 1JF

The property offers an excellent affordable equestrian lifestyle set in a lovely rural location in the village of Pentney. There is a paddock, large enclosed concrete yard, turn out area, 3 stables, tack room, hay barn and large gated driveway ideal for a horsebox and various other vehicles. The driveway provides access to a double garage/workshop. There is a bridle way located a short distance from the property ideal for outriding. Located at the end of a small private driveway where there is just 4 homes and situated between the towns of Kings Lynn, Swaffam and Downham Market. Inside the property has an open plan kitchen, dining and living room with a side hall/utility and a ground floor shower room. On the first floor are 2 bedrooms and a bathroom. The home has oil fired central heating and UPVC double glazing.



Part Glazed Door To:

**Kitchen**

15' 4" x 7' 4" (4.67m x 2.24m) Two UPVC double glazed window to front. Fitted with a range of wall and base units with worktop over incorporating a ceramic sink with mixer tap. Space for dishwasher. Double Oven. Hob. Extractor fan. Opening to Living/Dining Room. Radiator.

**Living/Dining Room**

12' 9" x 19' 10" (3.89m x 6.05m) UPVC double glazed window to rear. Two radiators. Door to rear hall. Door to staircase to first floor.

**Side Hall & Utility Area**

2' 10" x 9' 4" (0.86m x 2.84m) Door to side. Door to shower room. Door to living/dining room. Space for washing machine. Radiator.

**Shower Room**

4' 11" x 6' 6" (1.50m x 1.98m) UPVC double glazed window to rear. Shower cubicle with electric shower. Wash hand basin. W.C. Radiator. Extractor fan.

**Landing**

UPVC double glazed window to side. Doors to bedroom and bathroom. UPVC double glazed window to side.

**Bedroom 1**

12' 8" x 10' 0" (3.86m x 3.05m) UPVC double glazed window to rear. Radiator.

**Bedroom 2**

7' 9" x 9' 10" (2.36m x 3.00m) UPVC double glazed window to front. Radiator.

**Bathroom**

7' 11" x 6' 6" (2.41m x 1.98m) Panelled bath. Wash hand basin. W.C. Door to airing cupboard.

**Garage**

15' 4" x 19' 5" (4.67m x 5.92m) Electric door. Pedestrian door. Power and light.

**Stable Block**

Three stables. Tack room. Hay Storage.

**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.