



**Southerly Cottage, Barmer**  
**Guide Price £399,950**

**BELTON DUFFEY**



# **SOUTHERLY COTTAGE, 9 BARMER COTTAGES, BARMER, NORFOLK, PE31 8SR**

Substantially extended 3 bedroom, 3 reception room semi detached rural cottage with double garage in 0.22 acre gardens (sts). No chain.

## **DESCRIPTION**

Southerly Cottage is an attractive period semi detached cottage built circa 1890 of solid brick walls under a pantiled roof. The property has been substantially extended to now provide 3 bedrooms, 2 bathrooms and 4 reception rooms.

Standing in good sized gardens of approximately 0.22 acre (subject to survey) which wrap around the property to 3 sides and back onto countryside, there is also an attached double garage and extensive driveway parking. The property enjoys a truly rural position overlooking fields but with good access to the nearby market town of Fakenham in one direction and the village of Docking to the other which has a good range of amenities. Further benefits include Georgian style UPVC double glazed windows, oak and pine latch internal doors, oil-fired central heating and a fireplace housing a wood burning stove.

Southerly Cottage is being offered for sale with no onward chain.

## **SITUATION**

Barmer is a small rural hamlet linked with neighbouring hamlet, Bagthorpe, surrounded by undulating well-wooded countryside. Nearby is Syderstone Common, a wonderful area of grass heath and woodland which is particularly notable for the presence of a population of rare natterjack toads and is popular with dog walkers, ramblers and naturalists. The market town of Fakenham is some 7 miles away which offers a full range of amenities including schooling for all ages, surgeries and supermarkets. Docking is a short drive away with a supermarket plus Post Office, doctors' surgery, fish and chip shop, pub/restaurant and children's playground.

## **ENTRANCE PORCH**

A solid timber door leads from the front of the cottage into the entrance porch with windows to the sides, quarry tiled floor. Glazed oak door leading into:

## **KITCHEN/BREAKFAST ROOM**

4.20m x 3.63m (13' 9" x 11' 11")

A range of oak base and wall units with quartz worktops incorporating a white one and a half bowl ceramic sink with brass mixer tap. Breakfast bar with space under for stools, tiled splashbacks. Space for a range style cooker with an extractor hood over, integrated dishwasher, fridge and freezer. Under unit lighting, display shelves, recessed ceiling lights, ceramic tiled floor, vertical radiator. Window to front, door to the inner hallway and glazed oak double doors leading into:

## **DINING ROOM**

3.63m x 3.02m (11' 11" x 9' 11")

Radiator, window to front and a wide opening leading to:



## **SNUG**

3.63m x 3.04m (11' 11" x 10' 0")

Red brick corner fireplace housing a wood burning stove on a quarry tiled hearth with a tiled mantel over, radiator and a window to rear. Glazed oak door leading into:

## **INNER HALLWAY**

Shelved airing cupboard housing the hot water cylinder, radiator, ceramic and quarry tiled floor, recessed ceiling lights.

## **BOILER/BOOT ROOM**

3.64m x 1.49m (11' 11" x 4' 11")

Range of oak base and wall units with laminate worktops, oil-fired central heating boiler, quarry tiled floor, windows overlooking the rear gardens and a solid timber door leading outside.

## **SITTING ROOM**

6.40m x 3.63m (21' 0" x 11' 11")

A double aspect sitting room with a window to the rear and UPVC French doors leading outside to the garden, Velux window. Marble fireplace housing a flame effect fire, 2 radiators and a glazed oak door to the inner hallway.

## **STUDY**

2.34m x 1.66m (7' 8" x 5' 5")

Radiator, Velux window and a window overlooking the garden.

## **REAR ENTRANCE HALL**

Spacious rear entrance hall with staircase leading up to the first floor landing, ceramic tiled floor, 2 radiators, partly glazed timber door leading to the rear garden. Doors to the cloakroom, ground floor bathroom and double garage.

## **CLOAKROOM**

1.60m x 0.70m (5' 3" x 2' 4")

Pedestal wash basin, WC, ceramic tiled floor and splashbacks, radiator, recessed ceiling lights, extractor fan.

## **GROUND FLOOR BATHROOM**

4.00m x 2.15m (13' 1" x 7' 1")

A white suite comprising a freestanding roll top bath, shower cubicle with an electric shower, oak storage unit incorporating a wash basin with cupboards to the side and below plus vanity mirror with lights. Further cupboard unit incorporating bidet and concealed cistern WC, 2 chrome towel radiators, tiled floor and walls, extractor fan, recessed ceiling lights and a window to the front with obscured glass.



## **FIRST FLOOR LANDING**

Pine floorboards, radiator, recessed ceiling lights and a built-in linen cupboard with hanging rail. 3 Velux windows and doors to bedroom 1, the shower room and inner landing.

## **BEDROOM 1**

4.66m x 3.87m (15' 3" x 12' 8")

Extensive range of built-in wardrobes, 2 radiators, recessed ceiling lights, eaves storage, window to the side overlooking the gardens and 3 Velux windows to the front and rear with far reaching countryside views.

## **SHOWER ROOM**

2.38m x 1.98m (7' 10" x 6' 6")

White suite comprising a shower cubicle with an electric shower, vanity storage unit incorporating a wash basin, concealed cistern WC. Pine floorboards, tiled splashbacks, illuminated mirror, radiator, extractor fan, recessed ceiling lights and a Velux window.

## **INNER LANDING**

Radiator, eaves storage and a Velux window.

## **BEDROOM 2**

3.64m x 3.04m (11' 11" x 10' 0")

Radiator, recessed ceiling lights, loft hatch and a window overlooking the rear garden and countryside beyond.

## **BEDROOM 3**

3.65m x 2.17m (12' 0" x 7' 1") 3.65m x 2.17m (12' 0" x 7' 1")

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

## **OUTSIDE**

Southerly Cottage stands in good sized established grounds and is accessed via a 5 bar gate and pedestrian gate leading onto a gravelled driveway providing parking for several vehicles and leading to the integral double garage with external power point and light.

A brickweave pathway leads to the front porch with a small lawned front garden with slate chipped beds, shrub border and is bounded by a white picket fence with field views to the front. The pathway continues to the rear of the property where there is a brickweave terrace and an extensive lawn bounded by mature hedged, fenced or walled boundaries with views over neighbouring countryside to the rear. 3 timber sheds, lean-to greenhouse, plastic oil tank, log store, outside tap and lighting.

In all, the gardens and grounds amount to approximately 0.22 acre (subject to survey).





## **DOUBLE GARAGE WITH UTILITY AREA**

6.25m x 5.85m (20' 6" x 19' 2")

Electric roller shutter door to the front, fitted workbenches and cupboards and a utility area to the rear where there are spaces and plumbing for a washing machine and tumble dryer etc. Connecting door to the house.

## **DIRECTIONS**

Proceed out of Fakenham heading west on the A148 in the direction of King's Lynn and take the right-hand turning just before the Four Winds complex signposted the B1454 Hunstanton and Docking. Continue for approximately 3 miles and you will see Southerly Cottage on the right-hand side, as indicated by the Belton Duffey 'For Sale' board.

## **OTHER INFORMATION**

Mains electricity, mains water and private drainage. Oil-fired central heating to radiators. EPC Rating Band D.

Borough Council of King's Lynn and West Norfolk, King's Court, Chapel Street, King's Lynn, Norfolk, PE30 1EX. Council Tax Band D.

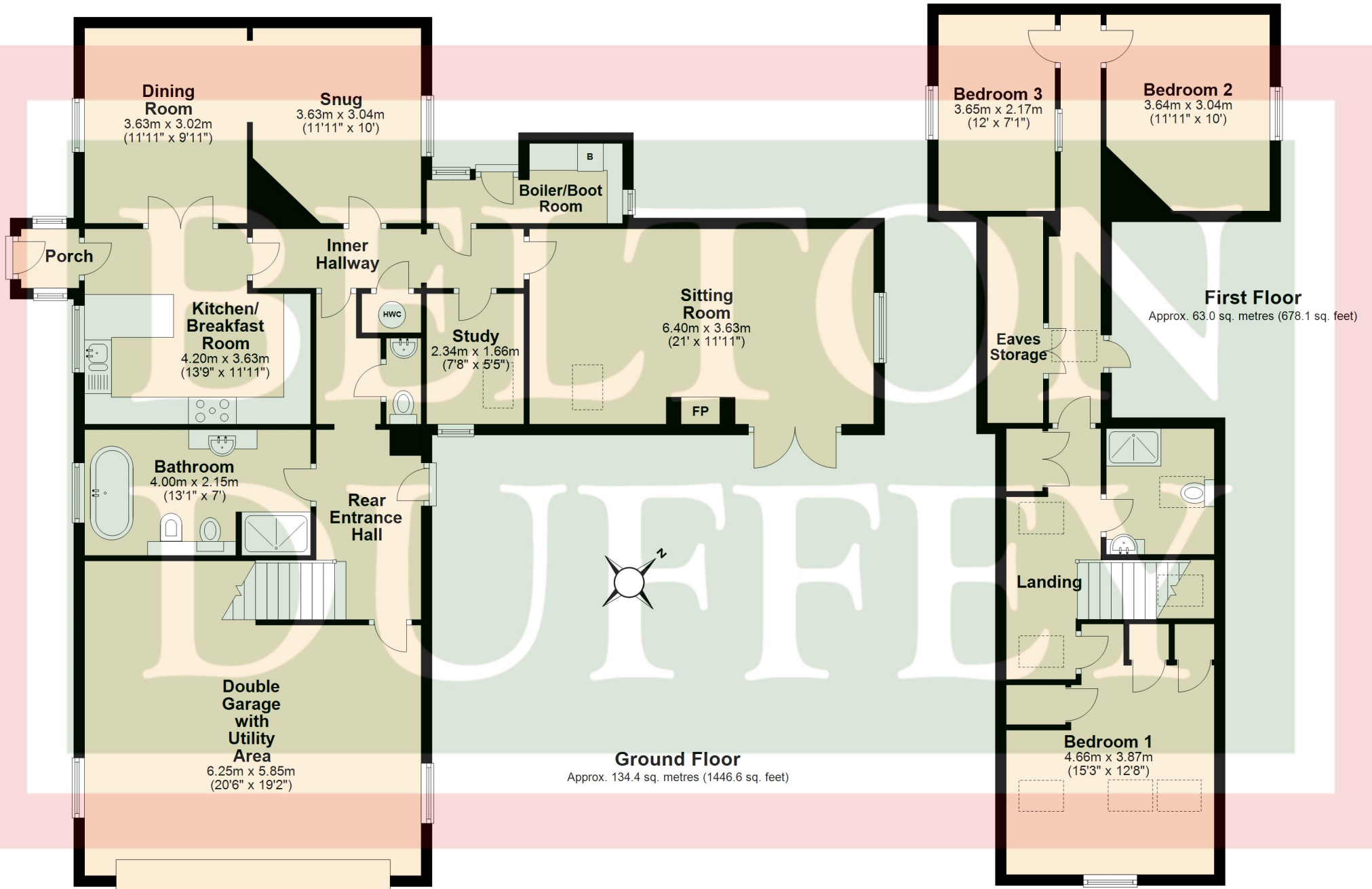
## **TENURE**

This property is for sale Freehold.

## **VIEWING**

Strictly by appointment with the agent.





Total area: approx. 197.4 sq. metres (2124.7 sq. feet)



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