



Stable Cottage, West Raynham
Offers in Excess of £275,000

BELTON DUFFEY

STABLE COTTAGE, THE STREET, WEST RAYNHAM, NORFOLK, NR21 7EZ

A single storey barn conversion with characterful vaulted 3 bedroom accommodation, parking and garden, overlooking the church ruins. No chain.

DESCRIPTION

Stable Cottage is a semi detached single storey barn conversion built of brick and flint in a delightful position in the picturesque village of West Raynham overlooking the ruins of an ancient church. The hub of the house is an impressive vaulted open plan kitchen/dining/living room with a pantry off and shower room with an inner hallway leading to 2 of the bedrooms and the sitting room which is also vaulted. At far end of the property, the principal bedroom has an en suite shower room and a side lobby where the current owners have also fitted a kitchenette which offers scope for an annexe for multi-generational living with its own entrance.

The property also has the benefit of having been recently redecorated with timber double glazed windows and doors, air source underfloor heating with tiled floors throughout, painted panelled doors with vaulted ceiling to many of the rooms. Outside, there is an attractive south westerly facing garden and off street parking for 2 cars.

Offered for sale with no onward chain, Stable Cottage would make an ideal characterful permanent residence in a convenient location with good access to the Norfolk coastline or, perhaps as a second home but cannot be a commercial holiday let.



SITUATION

West Raynham is a small village with a variety of brick and flint cottages and farmhouses, with the benefit of a parish church and children's play park. On the edge of the village is Raynham Hall, a large estate with its own park, and well wooded and undulating surrounding countryside. The larger village of Great Massingham has a charming green with 5 ponds and a range of facilities including a fine church, award winning Post Office stores, Cartshed tearoom, doctors' surgery, celebrated restaurant/pub, The Dabbling Duck, and a primary school.

The market towns of Fakenham and Swaffham are within close proximity and the north Norfolk coast, an Area of Outstanding Natural Beauty, is a comfortable drive away.

OPEN PLAN KITCHEN/DINING/LIVING ROOM

6.93m x 4.60m (22' 9" x 15' 1") at widest points.

A partly glazed door with a glazed panel to the side leads from the garden into the impressive bright and airy open plan kitchen/dining room. Vaulted ceiling with exposed beams, triple aspect windows to the side and overlooking the garden and church ruins behind.

Kitchen area with a range of base units with wood block worktops incorporating a butler sink, tiled splashbacks. Cooker space, space for an American style fridge freezer, fitted shelving, extractor fan. Open plan to the spacious dining area with doors to the pantry and inner hallway.

PANTRY

1.70m x 0.88m (5' 7" x 2' 11")

Walk-in pantry with a door leading into:

SHOWER ROOM

1.90m x 1.47m (6' 3" x 4' 10")

A white suite comprising a shower cubicle with an electric shower, pedestal wash basin and WC. Tiled splashbacks, chrome towel radiator, extractor fan and a window to the west with obscured glass.

INNER HALLWAY

3.70m x 1.09m (12' 2" x 3' 7")

Fitted bookshelves and doors to the sitting room and bedrooms 2 and 3.

BEDROOM 2

4.79m x 2.97m (15' 9" x 9' 9") at widest points.

Vaulted ceiling with a Velux window, double aspect windows to the north and east overlooking the church ruins.



BEDROOM 3

3.43m x 2.16m (11' 3" x 7' 1")

Vaulted ceiling with a Velux window, window to the north and a galleried mezzanine level providing storage.

SITTING ROOM

4.58m x 4.01m (15' 0" x 13' 2")

Another bright and airy room with a vaulted ceiling and exposed beams. Double aspect windows to the north and overlooking the garden, door leading into:

SIDE ENTRANCE WITH KITCHENETTE

2.02m x 1.72m (6' 8" x 5' 8")

Partly glazed door with a glazed panel to the side providing separate access to the garden offering scope for annexe accommodation. Small range of base and wall units with wood block worktops incorporating a stainless sink unit, tiled splashbacks. Door leading into:

BEDROOM 1

4.09m x 2.76m (13' 5" x 9' 1")

Vaulted ceiling with a Velux window and exposed beams, mezzanine level providing storage. Window to the north with obscured glass and a door leading into:

SHOWER ROOM

1.98m x 1.73m (6' 6" x 5' 8")

A white suite comprising a shower cubicle with an electric shower, vanity cupboard incorporating a wash basin and WC. Tiled splashbacks, extractor fan and a window to the south with obscured glass.

OUTSIDE

Stable Cottage is approached over a shared gravelled driveway which leads to an allocated parking area with space for 2 cars. A timber pedestrian gate opens onto the south westerly facing garden which comprises a lawn, brickweave terrace and gravelled walkways leading to the entrance doors. The property wraps around the garden to 2 sides with a picket fence boundary, timber shed and a useful screened area to the south with space for the storage of refuse bins etc and where the air source heat pump is located.

DIRECTIONS

Take the A1065 out of Fakenham heading south west towards Swaffham and, after approximately 4 miles, turn right signposted West Raynham. On entering the village, you will reach the village green, fork right and continue along this road. At the next left hand corner, the small complex of barns can be found on the right hand side overlooking the church ruins. Stable Cottage is located at the end of the driveway on the right.

OTHER INFORMATION

Mains electricity, mains water and private drainage. Air source heat pump providing underfloor central heating. EPC Rating Band C.

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

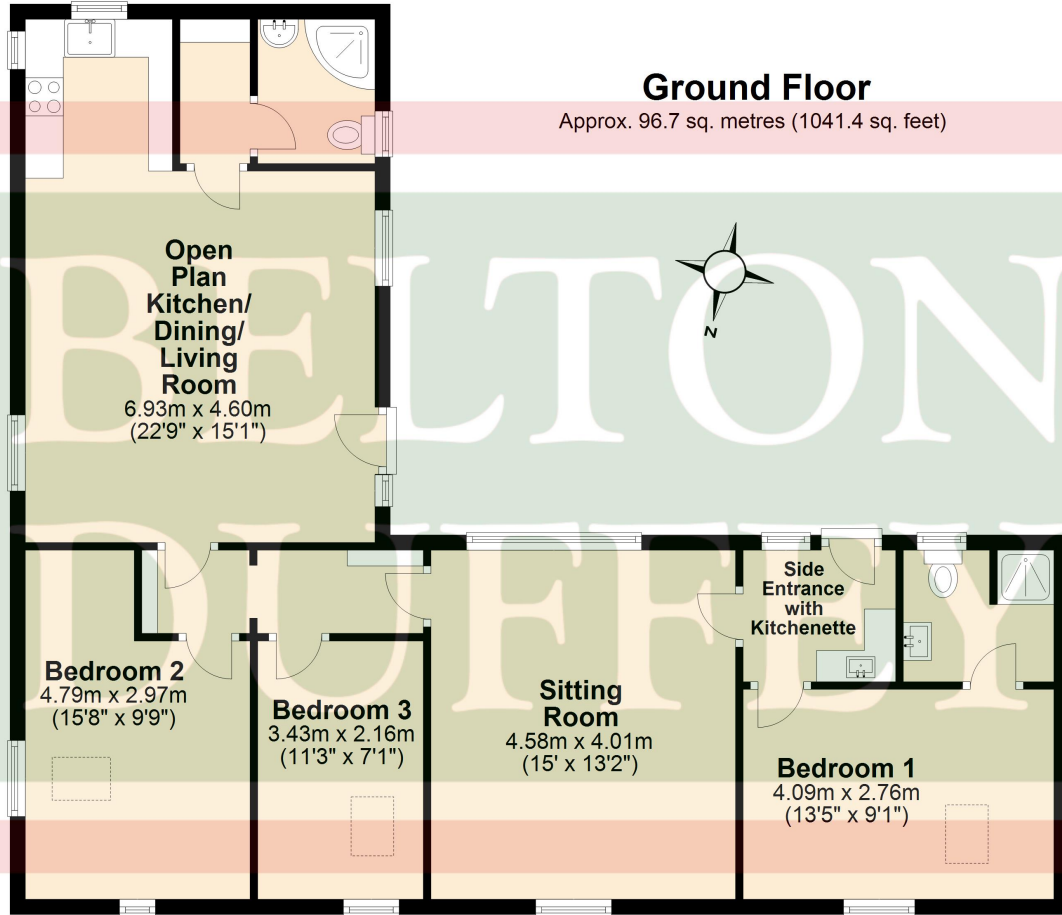
TENURE

This property is for sale Freehold.

VIEWING

Strictly by appointment with the agent.





Ground Floor

Approx. 96.7 sq. metres (1041.4 sq. feet)



Total area: approx. 96.7 sq. metres (1041.4 sq. feet)





BELTON DUFFEY

12-16 Blackfriars Street,
King's Lynn,
Norfolk, PE30 1NN.
T: 01553 770055
E: info@beltonduffey.com

3 Market Place,
Fakenham,
Norfolk, NR21 9AS.
T: 01328 855899
E: fakenham@beltonduffey.com

26 Staithe Street,
Wells-next-the-Sea,
Norfolk, NR23 1AF.
T: 01328 710666
E: wells@beltonduffey.com

www.beltonduffey.com

IMPORTANT NOTICES: 1. Whilst these particulars have been prepared in good faith to give a fair description of the property, these do not form any part of any offer or contract nor may they be regarded as statements of representation of fact. 2. Belton Duffey have not carried out a detailed survey, nor tested the services, appliances and specific fittings. All measurements or distances given are approximate only. 3. No person in the employment of Belton Duffey has the authority to make or give representation or warranty in respect of this property. Any interested parties must satisfy themselves by inspection or otherwise as to the correctness of any information given.

