



4 Sculthorpe Lodge, West Barsham
Guide Price £299,950

BELTON DUFFEY



4 SCULTHORPE LODGE, BRECK LANE, WEST BARSHAM, NORFOLK, NR21 9NW

A charming period cottage with spacious 2 bedroom, 2 bathroom accommodation, parking and a good sized west facing garden in a rural location. No chain.

DESCRIPTION

Offered for sale with no onward chain, 4 Sculthorpe Lodge is a charming period cottage situated in a truly rural position with panoramic views over countryside and woods beyond. The spacious well presented ground floor accommodation comprises a large sitting/dining room, kitchen/breakfast room with a rear lobby leading to a shower room/utility. The landing upstairs leads to 2 double bedrooms and a further shower room. The property further benefits from double glazed windows and doors throughout, a fireplace in the sitting room housing a wood burning stove and electric radiator heating.

Outside, the property has a good sized west facing lawned garden to the rear and a gravelled parking area with space for 2 cars located a little way down the lane.

All of this combine to make 4 Sculthorpe Lodge not only suitable for a permanent, conveniently located rural home but also an ideal holiday retreat with lettings potential.

SITUATION

West Barsham forms part of the parish of Barsham which also includes East Barsham, North Barsham and Houghton St Giles and is surrounded by undulating well-wooded countryside. The hamlet is dominated by a fine Tudor hall with a village inn/restaurant in East Barsham and an attractive ancient church.

West Barsham is situated virtually equal distance between Fakenham and Great Walsingham, being some 2 miles each way. Fakenham is a small market town with a variety of shops, banks, schools, racecourse and the River Wensum running through. Great Walsingham is a medieval village with the Roman Catholic shrine and has a variety of shops, farm shop complex, restaurants and public houses.

The coast at Wells-next-the-Sea is a further 4 miles from Great Walsingham with its many recreational facilities, sailing and wide sandy beaches. This part of Norfolk is particularly unspoilt with large Estates and farming communities.



SITTING/DINING ROOM

8.18m x 3.67m (26' 10" x 12' 0")

A painted oak door leads from the front of the property into the spacious sitting/dining room with an impressive red brick fireplace housing a wood burning stove on a pamment tiled hearth. Large flagstone flooring, electric radiators and an oak staircase leading up to the first floor landing.

Wide opening to:

KITCHEN/BREAKFAST ROOM

5.96m x 3.00m (19' 7" x 9' 10")

A range of contemporary gloss base and wall units with granite worktops incorporating a white ceramic one and a half bowl sink unit, tiled splashbacks. Island storage unit with a granite worktop, stainless steel Smeg range cooker with a stainless steel extractor hood over, integrated dishwasher and fridge, freestanding fridge freezer.

Polished concrete floor, recessed ceiling lights, loft hatch, window overlooking the rear garden and glazed oak double doors leading outside.

Door leading into:

INNER LOBBY

0.97m x 0.92m (3' 2" x 3' 0")

Coat hooks, pamment tiled floor and a door leading into:

SHOWER ROOM/UTILITY

3.00m x 1.86m (9' 10" x 6' 1") at widest points.

A white suite comprising a shower cubicle with a chrome shower, vanity storage unit incorporating a wash basin, WC. Base cupboard with a laminate worktop and washing machine. Pamment tiled floor, chrome towel radiator, recessed ceiling lights, extractor fan and a window to the rear with obscured glass.

FIRST FLOOR LANDING

Recessed ceiling lights, loft hatch and doors to the 2 bedrooms and shower room.



BEDROOM 1

3.82m x 3.70m (12' 6" x 12' 2")

Electric radiator and a window to the front with fine far reaching countryside views.

BEDROOM 2

3.06m x 2.76m (10' 0" x 9' 1")

Electric radiator and a window to the front with fine far reaching countryside views.

SHOWER ROOM

2.15m x 1.21m (7' 1" x 4' 0")

A white suite comprising a shower cubicle with a chrome shower, vanity storage unit incorporating a wash basin, WC. Vinyl flooring, chrome towel radiator, recessed ceiling lights, extractor fan.

OUTSIDE

4 Sculthorpe Lodge is set back a little way from the lane behind a small lawn with space for planters and bin storage etc and leading to the front entrance door with outside light. There is a gravelled parking area belonging to the cottage located a little way down the lane with space for 2 cars.

The rear garden is west facing and comprises a gravelled terrace opening out from the kitchen/breakfast room patio doors with timber double gates providing access to the roadside. Outside tap and lighting.

Steps lead up to a good sized lawn interspersed with low plants and trees with fenced boundaries, timber garden shed and a dilapidated outbuilding to the rear.

DIRECTIONS

Leave Fakenham heading north on the A148 and take the first turning on the left hand side onto the B1105, signposted Wells and Walsingham.

Continue for approximately a mile and turn left at the staggered crossroads, staying on the B1105 where you will see the property approximately half a mile further up on the right, on the corner with Breck Lane.



OTHER INFORMATION

Mains electricity, mains water and private drainage. Electric radiator heating. EPC Rating Band F.

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

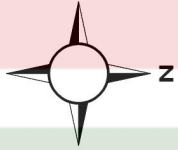
TENURE

This property is for sale Freehold.

VIEWING

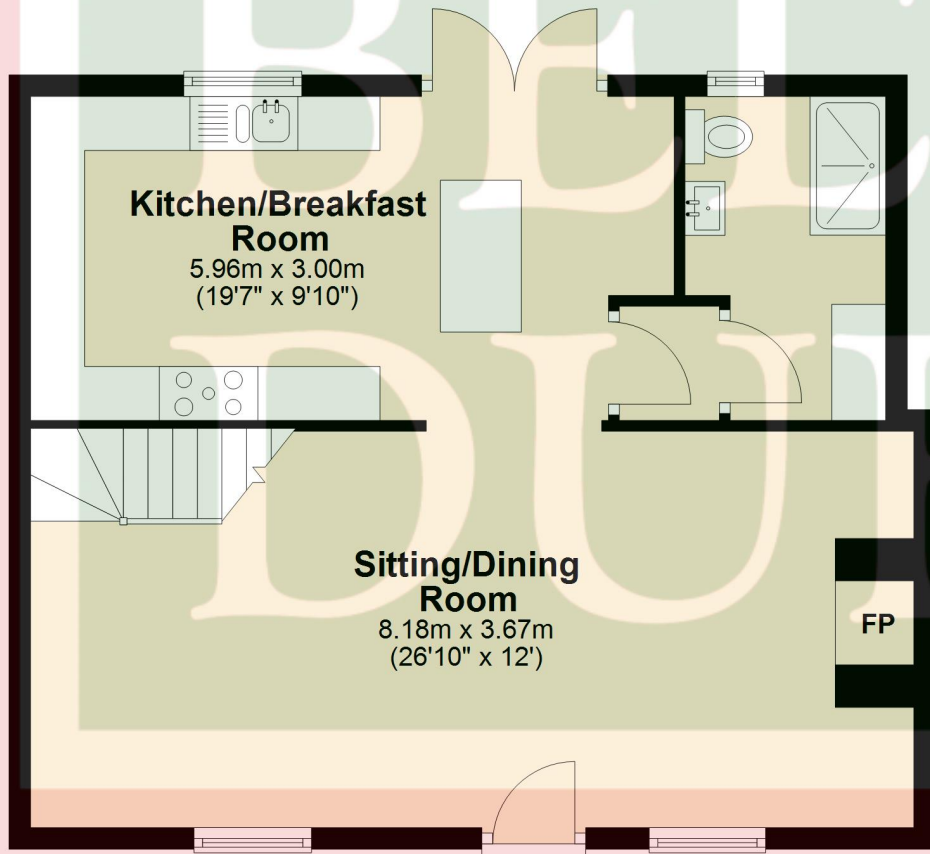
Strictly by appointment with the agent.





Ground Floor

Approx. 54.6 sq. metres (587.4 sq. feet)



Kitchen/Breakfast Room

5.96m x 3.00m
(19'7" x 9'10")

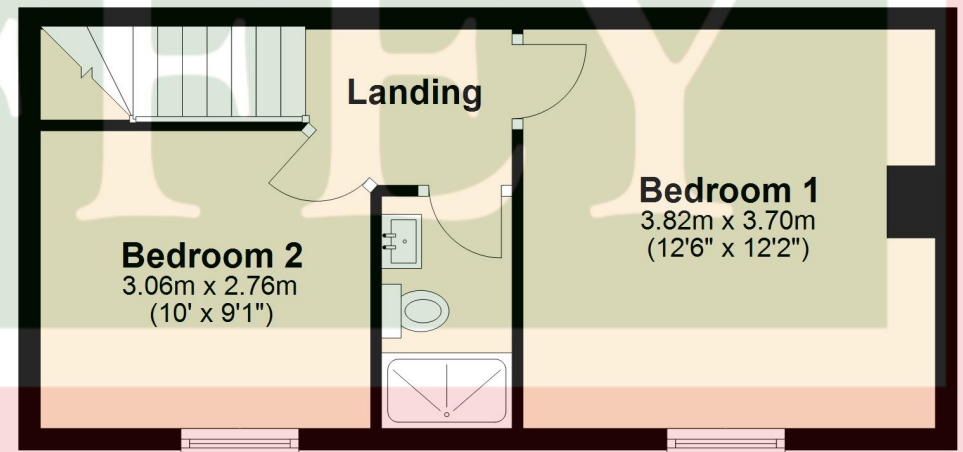
Sitting/Dining Room

8.18m x 3.67m
(26'10" x 12')

FP

First Floor

Approx. 30.6 sq. metres (329.9 sq. feet)



Landing

Bedroom 2
3.06m x 2.76m
(10' x 9'1")

Bedroom 1
3.82m x 3.70m
(12'6" x 12'2")

Total area: approx. 85.2 sq. metres (917.3 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

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