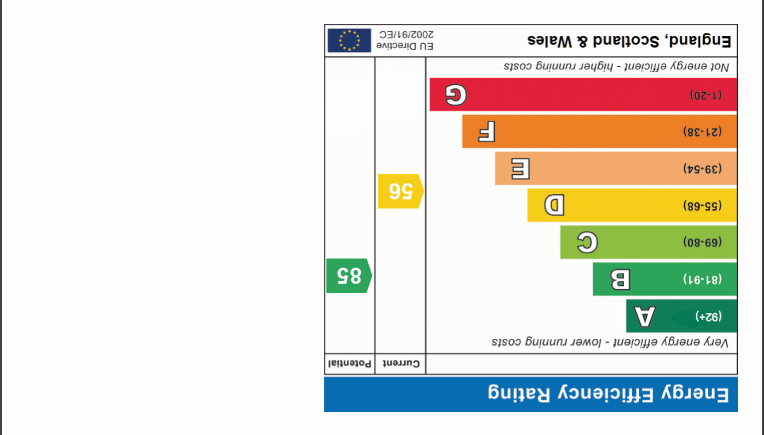


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I Crisp Cottages

Low Road

Pentney

OIEO £350,000

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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. The vendor has informed us there is additional grazing available locally by separate negotiation.



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.