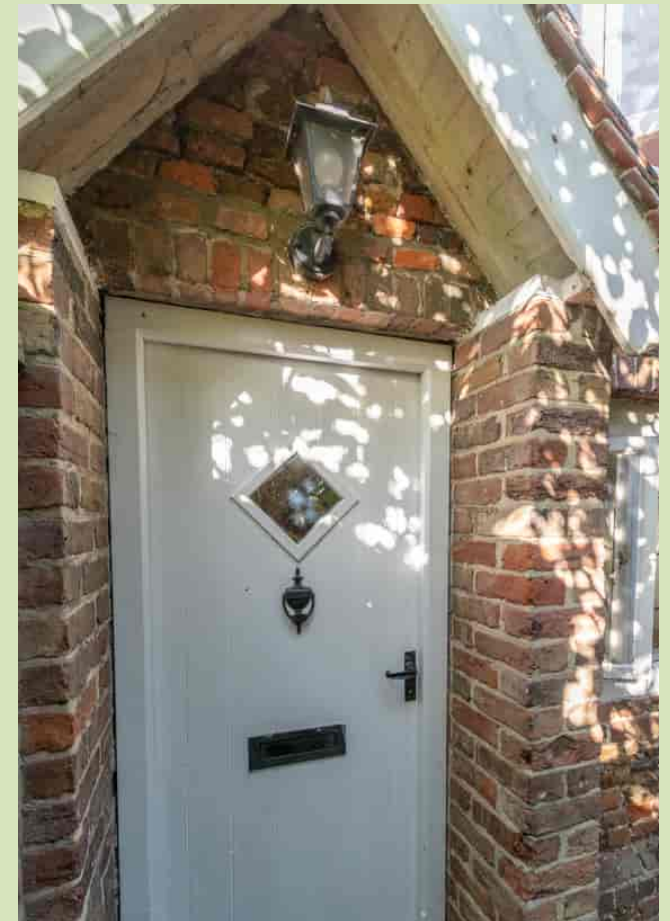




Manor Farm House, North Wootton
Guide Price £495,000

BELTON DUFFEY



MANOR FARM HOUSE, THE GREEN, NORTH WOOTTON, NORFOLK, PE30 3PR

A substantial Victorian property with attached barn conversion plus workshop/office and garage located in a prime, popular village location. No onward chain.

DESCRIPTION

Manor Farm House is a substantial Carrstone and brick property of over 2900sq ft, located in the popular village of North Wootton. It sits in one of the village's prime positions alongside the Village Green. The extensive house comprises one end of the Victorian Manor House (from which it was divided in the late 1990's) and an adjoining barn conversion which originally contained the hayloft, carriage house and stables. It is thought that some of the stone in its construction came from the Old Priory. Also attached, at right angles to the house, is a large workshop/office, offering scope for multi-generational living. The entrance to the front of the house is within a walled parking area approached via a broad gravelled driveway which borders the office building and leads to a double area mature walled garden with gated access to the rear of the house and to a spacious detached garage at the rear.

The property provides flexible accommodation comprising large kitchen/breakfast room with utility area (giving access to the walled garden) and walk-in pantry; good sized entrance hall with stairs to the first floor; snug; dining room; sitting room with double aspect wood burner and feature oak wooden staircase to the galleried landing; cloakroom and rear porch on the ground floor. Upstairs is a galleried landing leading to study area/4th bedroom; 3rd bedroom with balcony overlooking the garden; family bathroom; bedroom 2 and en-suite master bedroom. The property offers an excellent opportunity for redesign and renovation and might also be suitable for conversion into a number of units dependent on planning permission. The large workshop/office incorporates a small kitchenette and w/c with French doors to one area of the walled garden.

Manor Farm House is being offered for sale with no onward chain.

SITUATION

The Woottons (North and South) are one of the most favoured residential areas around King's Lynn made up of local, traditional carrstone period properties alongside newer developments. North Wootton has a range of good amenities including a large primary school, pre-school, newsagent/general store, doctor's surgery as well as a church, park and pub. Nearby can be found an excellent golf course, attractive woodland walks and Castle Rising - one of the most famous castles in England. With a regular bus service into King's Lynn town centre, there is also easy access to the by-pass taking you to the North Norfolk coast, the Royal Estate of Sandringham, as well as Downham Market to the south and Fakenham to the east.

ENTRANCE LOBBY

A timber door with glazed panel leads from the front of the property into the entrance lobby with staircase to first floor landing, fitted book case and opening leading into:

ENTRANCE HALL

3.64m x 3.44m (11' 11" x 11' 3")

Quarry tiled floor, understairs storage cupboard, exposed beam and partly timber panelled walls with coat hooks. Radiator in a cabinet, 2 windows to the front, door to snug and opening leading into:



KITCHEN/BREAKFAST ROOM

6.43m x 4.67m (21' 1" x 15' 4")

An extensive range of bespoke pine base and wall units with laminate worktops incorporating a 2 bowl ceramic Belfast sink with brushed stainless steel mixer tap, tiled splashbacks. Pine dresser unit, plate rack and room for a dining table and chairs. Range cooker with a pine surround and tiled splashbacks, dishwasher, gas-fired central heating boiler, quarry tiled floor, radiator and exposed ceiling beams. Windows to the side and rear and doors to the pantry and utility area.

UTILITY AREA

3.19m x 1.71m (10' 6" x 5' 7")

Range of storage units with tiled worktops incorporating a 2 bowl stainless steel sink, space and plumbing for a washing machine, exposed brick wall and quarry tiled floor. Large window overlooking the garden, 2 skylight windows and a cathedral top shaped door leading outside.

PANTRY

2.38m x 1.71m (7' 10" x 5' 7")

Range of wall and base units with wall shelves, quarry tiled floor, space for a fridge freezer, window to the side.

SNUG

4.40m x 3.35m (14' 5" x 11' 0")

This room was the old dairy where the milk and butter were sold from the farm. Impressive beamed ceiling and original brick flooring, fitted storage cupboards, radiator and double aspect windows to the front and rear. Door leading into:

DINING ROOM

5.88m x 3.94m (19' 3" x 12' 11")

Originally the coach house with brick herringbone flooring, beamed ceiling, cast iron fireplace and exposed brick and carrstone walls. Radiator, wide full height window to the front, window to the rear and a door leading into:

SITTING ROOM

7.92m x 5.88m (26' 0" x 19' 3")

Originally the stables, this impressive room has exposed brick and carrstone walls, exposed ceiling beams and a brick and stone fireplace in the centre of the room which houses a double sided cast iron wood burning stove. Feature oak panelling to 1 wall, 2 radiators, part flagstone flooring and a full height vaulted beamed ceiling with a staircase leading up to the galleried study. Cloaks cupboard, cloakroom, window to the rear and a door to the rear porch. Glazed door to the front of the property with full height glazed windows to the side.

REAR PORCH

Quarry tiled floor, shelving and a glazed door leading outside to the rear garden.

CLOAKROOM

Wash basin, WC, partly timber panelled walls, radiator and a quarry tiled floor.



STUDY AREA/BEDROOM 4

7.92m x 3.63m (26' 0" x 11' 11")

A wonderful galleried space with a full height beamed vaulted ceiling, brick and carrstone walls and pine floorboards. 2 radiators, central chimney stack, dormer window to the rear and a door leading into:

BEDROOM 2

5.88m x 3.94m (19' 3" x 12' 11")

Originally the hayloft, this vaulted room has exposed beams, brick and carrstone walls, skylight window and steps leading down to French doors opening onto a timber decked balcony overlooking rear garden.

FIRST FLOOR LANDING

Storage cupboard, window to the rear, staircase down to entrance lobby and doors to the 3 bedrooms and bathroom.

BATHROOM

3.76m x 3.4m (12' 4" x 11' 2")

A traditional suite comprising a free standing cast iron roll top bath with a brass shower mixer tap, pedestal wash basin, bidet and WC. Partly timber panelled walls with display shelves, radiator, vinyl flooring, storage cupboard and a window to the front.

BEDROOM 1

5.22m x 4.31m (17' 2" x 14' 2")

Double aspect windows to the side and rear, radiator and a door leading into:

EN SUITE SHOWER ROOM

A suite comprising a corner shower cubicle, pedestal wash basin and WC. Tiled walls, radiator and a window to the rear.

BEDROOM 3

3.73m x 3.64m (12' 3" x 11' 11")

Built-in storage cupboard, exposed beams, radiator and a window to the front.

OUTSIDE

Manor Farm House is set back from the road behind a deep grass verge with a brick and carrstone wall to the front boundary and trellis screening. The driveway to the side is shared with 3 other properties and leads to the front of the property where there is a driveway providing parking for several cars and a carport. Well stocked perimeter borders planted with a variety of shrubs, plants and climbers and access to the property's 2 front entrance doors.

The driveway continues to the side of the property and leads to the rear garden and outbuildings. A timber 5 bar gate opens onto the main garden which has walled boundaries and is divided into 2 distinct areas with paved terraces and lawns, brick built BBQ, grass walkways, open fronted log store and a timber summer house.

OUTBUILDINGS



GARAGE

9.90m x 4.28m (32' 6" x 14' 1")

Wide timber double doors, power and light and a large skylight window.

WORKSHOP

10.82m x 4.38m (35' 6" x 14' 4")

Glazed double doors, vaulted ceiling with exposed beams, 2 radiators, painted brick walls and windows to the sides. Door leading into:

OFFICE

3.50m x 3.08m (11' 6" x 10' 1")

Radiator, window and door leading outside to the driveway. Doors to the kitchenette and store room.

KITCHENETTE

Base unit incorporating a stainless steel sink, tiled splashback, water heater, radiator and vinyl flooring. Door to:

CLOAKROOM

Wash basin, WC and radiator.

STORE ROOM

4.63m x 2.28m (15' 2" x 7' 6")

Radiator and windows to the sides.

DIRECTIONS

From King's Lynn proceed out of town on Edward Benefer Way which eventually joins Low Road. At the traffic lights turn left onto Castle Rising Road, then take the second left onto Priory Lane and continue into the village of North Wootton. Go past the school and at the junction of Manor Road continue, where the property can be found on the left-hand side, as indicated by the Belton Duffey 'For Sale' board.

OTHER INFORMATION

Mains water, mains drainage and mains electricity. Gas-fired central heating to radiators. EPC Rating Band E.

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

TENURE

This property is for sale Freehold.

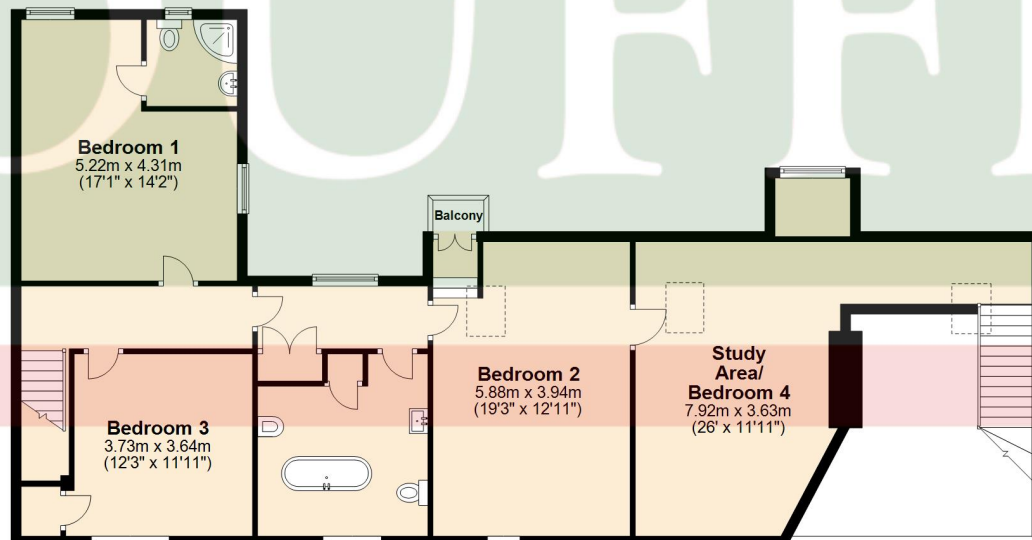
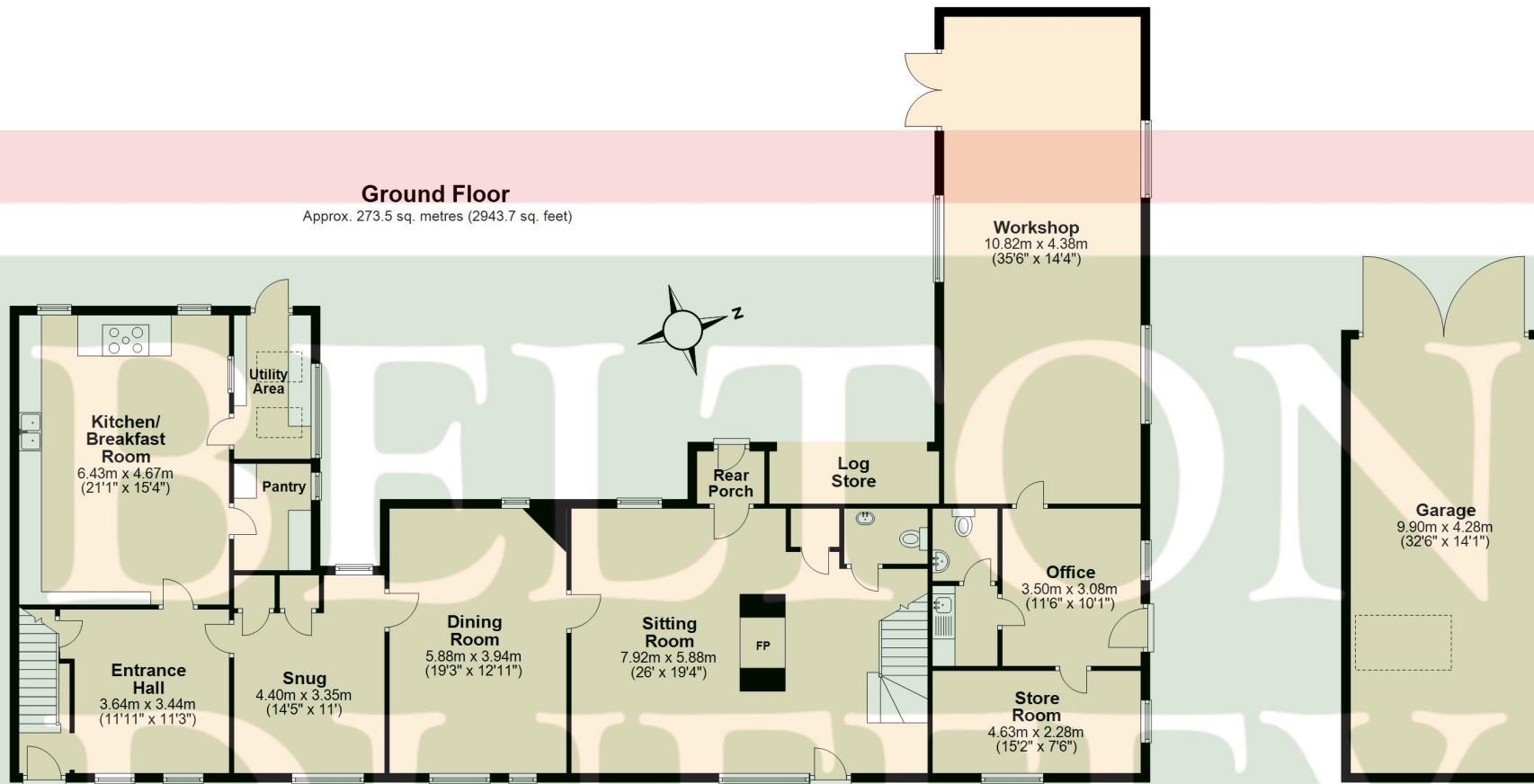
VIEWING

Strictly by appointment with the agent.



Ground Floor

Approx. 273.5 sq. metres (2943.7 sq. feet)



First Floor

Approx. 117.5 sq. metres (1265.3 sq. feet)

Total area: approx. 391.0 sq. metres (4208.9 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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