



The Old Post Office, Bintree
Guide Price £440,000

BELTON DUFFEY



THE OLD POST OFFICE, 4 THE STREET, BINTREE, NORFOLK, NR20 5AH

A substantial conversion of the former village Post Office with 4 bedroom, 2 bathroom accommodation, driveway parking, garage and attractive cottage gardens.

DESCRIPTION

The Old Post Office offers an appealing fusion of character accommodation with contemporary specification in an attractive village setting, yet within easy reach of the local market towns and Norwich an easy driving distance away to the south east. This substantial conversion of the former village Post Office has well appointed flexible living accommodation comprising an entrance hall, stunning family kitchen/breakfast room, snug/dining room, sitting/dining room and a ground floor shower room and boiler/utility room. Upstairs, the landing leads to 4 bedrooms and a luxury bathroom.

Other features include exposed beams, attractive brick fireplaces, LPG-fired radiator central heating, period internal doors and double glazing throughout including sash windows to the front elevation which overlook the village green and internal blinds to the rear windows.

Outside, there is driveway parking with a large garage/workshop and a good sized beautifully landscaped mainly west facing garden to the rear.

SITUATION

Bintree is a small rural village in the heart of the north Norfolk countryside. The village has a newly refurbished pub/restaurant, The Royal Oak, and close by is the beautiful Bintree Water Mill with the River Wensum flowing by and is surrounded by attractive meadow land and Bintree Woods.

Bintree is conveniently located between the market towns of Reepham, Dereham and Fakenham. Reepham is just 7 miles away where there is an attractive Georgian market place, a variety of shops and restaurants and a popular high school and college. The larger towns of Dereham and Fakenham both provide schooling and a wider range of amenities and the neighbouring village of Foulsham has a primary school, pub and shop.

Bintree is well situated for easy access to the north Norfolk coast, Norwich is just 18 miles to the south east along the A1067 and the village is serviced by a regular bus service.

ENTRANCE HALL

3.20m x 1.20m (10' 6" x 3' 11")

A partly glazed oak door leads from the driveway to the side of the property into the entrance hall with space for coat hooks, shoe storage and freestanding furniture. Recessed door mat, pamment tiled floor, radiator and a window to the side. Opening to:



OPEN PLAN KITCHEN/BREAKFAST ROOM

7.41m x 4.57m (24' 4" x 15' 0") at widest points.

A stunning triple aspect country style family kitchen with twin double glazed French doors to the rear giving access to the garden, windows to the sides. Half vaulted ceiling with exposed beams and room for a breakfast table and chairs.

Excellent range of hand painted floor and wall mounted storage units in attractive Shaker styling with extensive wood block worksurfaces with matching island breakfast bar and a white ceramic one and a half bowl sink unit with mixer tap. Recess for range style cooker with LPG connection and extractor hood over, space for American style fridge/freezer, integrated dishwasher, quarry tiled flooring, 2 radiators.

Partly glazed door to the snug/dining room and a door leading into:

GROUND FLOOR SHOWER ROOM

2.40m x 1.58m (7' 10" x 5' 2") at widest points.

A white suite comprising a shower cubicle, vanity storage unit incorporating a wash basin, WC. Tiled floor and splashbacks, wall light and radiator.

SNUG/DINING ROOM

5.30m x 3.83m (17' 5" x 12' 7")

A lovely room, full of character with a glazed door to the side garden and double multi-paned pine doors leading to sitting room. Exposed brick fireplace with raised tiled hearth and oak bressumer beam housing cast iron wood burning stove, radiator. Staircase leading up to first floor with storage cupboard under, door to:

BOILER/UTILITY ROOM

1.54m x 1.25m (5' 1" x 4' 1")

Wall mounted LPG-fired boiler providing domestic hot water and central heating, space and plumbing for a washing machine, tiled flooring and useful storage space.

SITTING/DINING ROOM

7.41m x 4.11m (24' 4" x 13' 6")

A bright and spacious room with 4 sash windows to the front of the property overlooking the village green, feature exposed brick fireplace with pamment tiled hearth, exposed ceiling beams, engineered oak flooring, 2 radiators.

FIRST FLOOR LANDING

Exposed ceiling beams and latch doors to the 4 bedrooms and bathroom.



BEDROOM 1

4.07m x 4.07m (13' 4" x 13' 4")

Double aspect bedroom with a sash window to the front overlooking the village green and a window to the side, exposed ceiling beams, radiator.

BEDROOM 2

4.11m x 3.30m (13' 6" x 10' 10")

Sash window to front overlooking the village green, exposed brick fireplace, exposed ceiling beam, loft hatch and radiator.

BEDROOM 3

3.09m x 2.90m (10' 2" x 9' 6")

Window overlooking the rear garden, exposed ceiling beam, radiator.

BEDROOM 4

2.80m x 2.00m (9' 2" x 6' 7")

Window overlooking the rear garden, wardrobe recess, exposed ceiling beam, loft hatch, radiator.

BATHROOM

3.70m x 2.21m (12' 2" x 7' 3")

A white luxury suite comprising a feature Victorian style claw foot and roll top freestanding bath and hand held shower attachment, vanity unit incorporating a wash basin, WC with concealed cistern. Attractive painted dado panelling, double linen cupboard, limewashed oak flooring, column radiator with towel warmer, exposed ceiling beam, extractor fan and recessed ceiling lights. Window overlooking the rear garden.

OUTSIDE

The Old Post Office enjoys beautifully landscaped well stocked mainly west facing country cottage gardens to the side and rear with a high degree of privacy, gravelled patio and a raised decked terrace opening out from the kitchen/breakfast room French doors. Neat lawned area beyond with deep flower and shrub borders, mature trees, gravelled and grass pathways, side flagstone patio, raised vegetable planters, small ornamental pond, timber summerhouse and base suitable for a greenhouse. Screened LPG storage tank and a trellis fenced area suitable for the storage of refuse bins etc.

Gravelled driveway to the side providing parking and leading to the garage/workshop.



GARAGE/WORKSHOP

8.90m x 3.84m (29' 2" x 12' 7") at widest points.

Double wooden doors to the, power and light connected, window and personal door to the rear garden.

DIRECTIONS

Leave Fakenham on the A1067 heading south east towards Norwich through the village of Guist and on into Bintree. Take the first turning on the right onto The Street where you will see The Old Post Office a little further up on the right-hand side, opposite the village sign.

OTHER INFORMATION

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

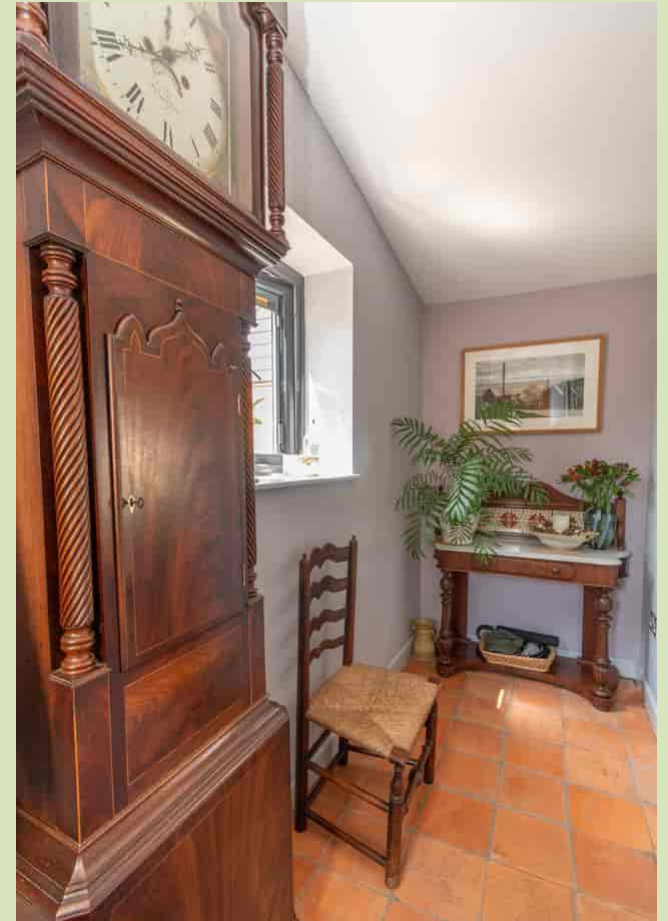
Breckland District Council, Elizabeth House, Walpole Loke, Dereham, Norfolk, NR19 1EE. Council Tax Band C.

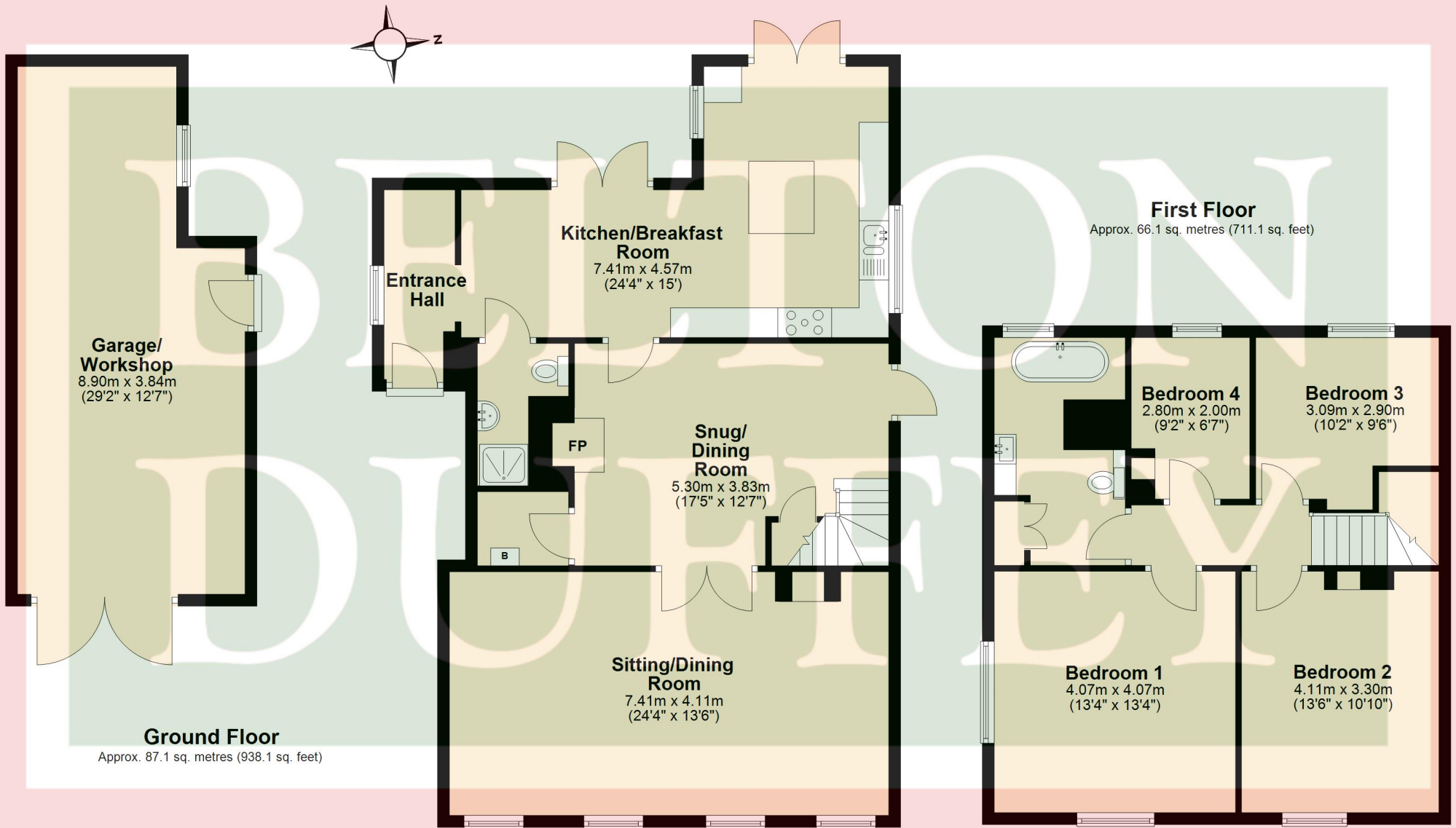
TENURE

This property is for sale Freehold.

VIEWING

Strictly by appointment with the agent.





Ground Floor
Approx. 87.1 sq. metres (938.1 sq. feet)

First Floor
Approx. 66.1 sq. metres (711.1 sq. feet)

Total area: approx. 153.2 sq. metres (1649.2 sq. feet)



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