



The Old Stable, Wimbotsham
Guide Price £699,950

BELTON DUFFEY



THE OLD STABLE, LOW ROAD, WIMBOTSHAM, NORFOLK, PE34 3QQ

A rare opportunity to purchase a converted detached period barn, together with a substantial period U-shaped barn suitable for conversion, (s.t.p.p.) with ample car parking & gardens

DESCRIPTION

A rare opportunity to purchase a converted detached period barn, together with a substantial U-shaped barn suitable for conversion, subject to planning permission.

The Old Stable was built circa 1800 of solid brick walls under a pantiled roof being tastefully and sympathetically renovated approximately 25 years ago, with many interesting features including pine skirting boards and architraves, oak flooring, latch period style doors, cottage style sealed unit double glazed windows, vaulted ceilings, Aga to the kitchen, exposed brick, ceiling and walls beams, being situated in a pleasant location.

The property is installed with oil fired central heating, double glazing and briefly comprises entrance hall, sitting room, kitchen/dining room, utility room, 2 double bedrooms and a bathroom. Outside, there is ample car parking and gardens to the front, rear and side.

To the rear of the property is a substantial U-shaped period single storey barn, being built of solid brick under a pantile roof, which would be suitable for conversion, subject to building regulations and planning permission. A section of the U shaped barn was granted planning permission Ref: 13/01443/f in 2013 (now expired) for a self contained Annexe.

The Agents recommend an early inspection of this unusual property.

SITUATION

Wimbotsham is an attractive West Norfolk village, a mile north of Downham Market, approximately 10 miles south of King's Lynn and 34 miles north of Cambridge. The village has a Post Office/local store, primary school and public house. The main line railway station at Downham Market offers a regular service to London King's Cross with a typical travelling time of 1 hour 25 minutes and approximately 35 minutes to Cambridge. Downham Market is an expanding market town and offers all the usual amenities, including supermarkets, schooling and leisure centres, with Ryston Park Golf Course nearby. The North Norfolk coast, an area of outstanding natural beauty, is to the north and the larger town of King's Lynn, with its port and medieval centre, is nearby.

PORCH

Pantiled with a tiled floor leading to a stable door into

ENTRANCE HALL

7.49m x 2.06m (24' 7" x 6' 9") Oak floor, loft access, thermostat, ceiling beams, radiator.

KITCHEN/DINING ROOM

6.55m x 4.45m (21' 6" x 14' 7") Original vaulted beamed ceiling (5.22m), oak flooring, 2 windows overlooking the garden, stable door leading to the garden, radiator, cream oil fired Aga with 2 ovens, hot plate and simmering plate, wall beams, sink unit with mixer tap, cupboards and drawers under, door to



UTILITY ROOM

3.78m x 2.82m (12' 5" x 9' 3") Oak flooring, twin aspect windows overlooking the gardens, exposed brick and flint wall, electric trip switches, cooker point, worktop with space and plumbing for washing machine, oil fired combination boiler, space and vent for tumble dryer, further worktop with sink unit, space and plumbing for dishwasher, space for fridge freezer, beamed ceiling, radiator.

SITTING ROOM

5.00m x 4.36m (16' 5" x 14' 4") 5.22m High vaulted and beamed ceiling, radiator, Jotul cream multi-fuel burner set on a tiled hearth, twin aspect windows, 1 having oak window shutters, radiator, exposed brick wall, French doors leading to the rear garden, limed oak floor.

BEDROOM 1

4.65m x 3.35m (15' 3" x 11' 0") 17'5" 5.3m High vaulted ceiling, oak floor, twin aspect windows with views over the gardens, French doors with matching side panels leading to the garden, radiator.

BEDROOM 2

4.27m x 2.74m (14' 0" x 9' 0") Oak flooring, radiator, window overlooking garden, vaulted ceiling.

BATHROOM

3.07m x 2.84m (10' 1" x 9' 4") Roll-top bath with ball and claw feet and Victorian style shower attachment, Adelphi period style sink unit, low level WC, corner entry shower cubicle with Bristain mains chrome shower, radiator, electric wall heater, beamed ceiling, window overlooking the garden.

OUTSIDE

The property is approached via a shingled driveway leading to a 5 bar gated access which gives ample car parking.

To the south of the property are lawned areas with box hedging, lavender, herb garden and roses, Victorian stable block flooring. This area is enclosed by walled boundaries and a PERIOD U-SHAPED BARN for conversion.

To the side of the property is further lawned gardens with fruit trees which leads to a further garden which is also laid to lawn with flowers and shrubs being partly walled with shingled areas and is enclosed by post and rail fencing and hawthorn hedging.

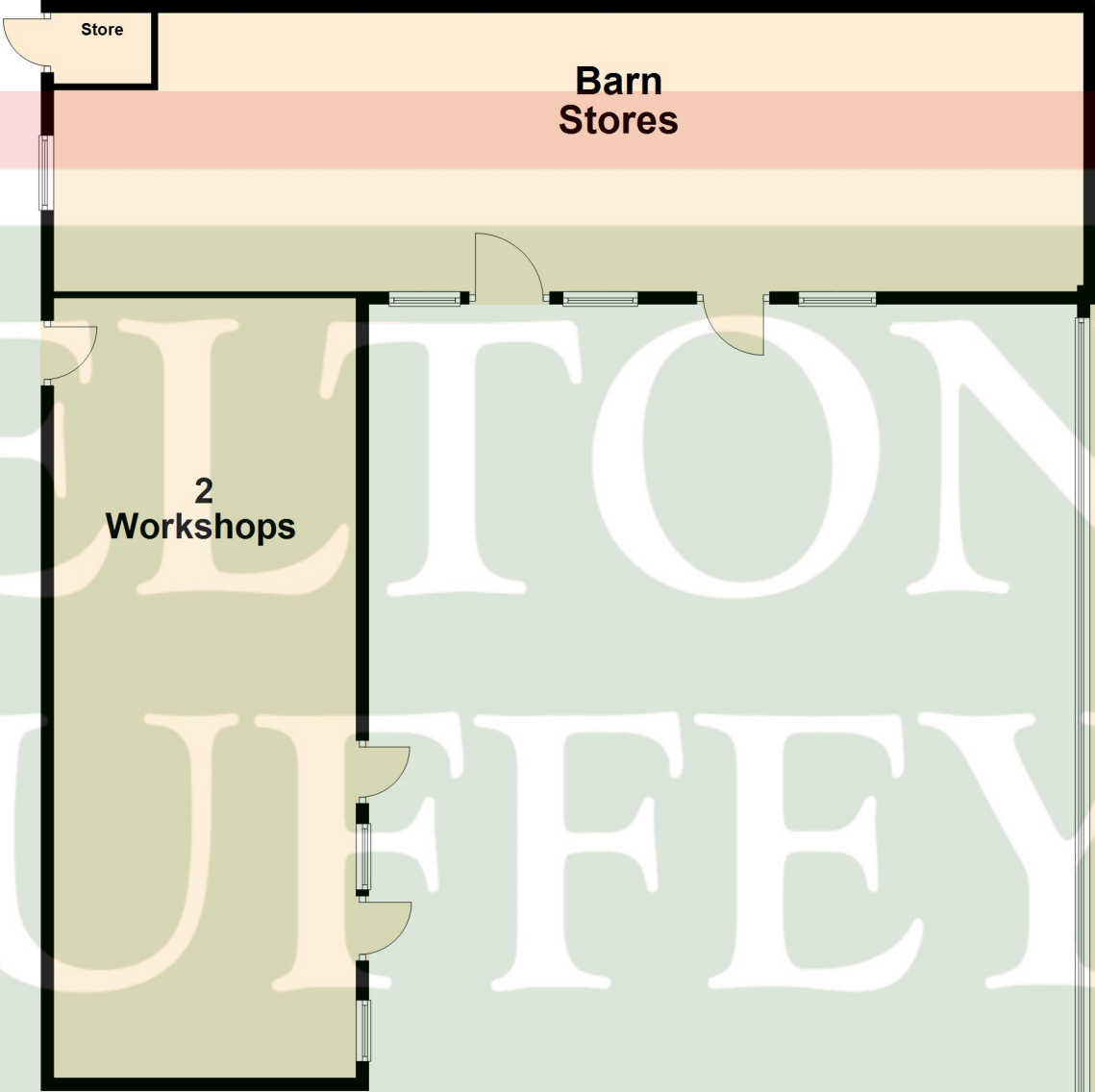
U-SHAPED PERIOD COURTYARD BARN

Approximately 2200 sq ft. Built of solid brick and carrstone under a pantiled roof which currently comprises: 2 WORKSHOPS (12.47m x 4.84m) with power and light. 3 STORES (16.32m X 4.41m) Plaster boarded with power and light and toilet. 7 OPEN CART STYLE SHEDS (17m x 4.10m)

Opportunity for development of this area subject to planning application and building regulations.

The Borough Council of King's Lynn & West Norfolk granted planning permission reference number 13/01443/F, dated 3rd October 2013 for the conversion of residential outbuilding into a self contained annexe which has now lapsed.

Ground Floor



Ground Floor



DIRECTIONS

From King's Lynn proceed on the A10 through West Winch, Setch, Tottenhill and South Runcton. Proceed along, passing the sign for Stow Bridge on the right hand side, continue along for approximately 300 yards sign posted Wimbotsham. Turn right along here, Lynn Road, into the village and towards Downham Market. At the Garage turn right into Low Road, proceed down here, bearing right and the property will be seen on the right hand side.

OTHER INFORMATION

Borough Council of Kings Lynn & West Norfolk, Kings Court, Chapel Street, Kings Lynn PE30 1EX - Council Tax Band - C.

EPC - E.

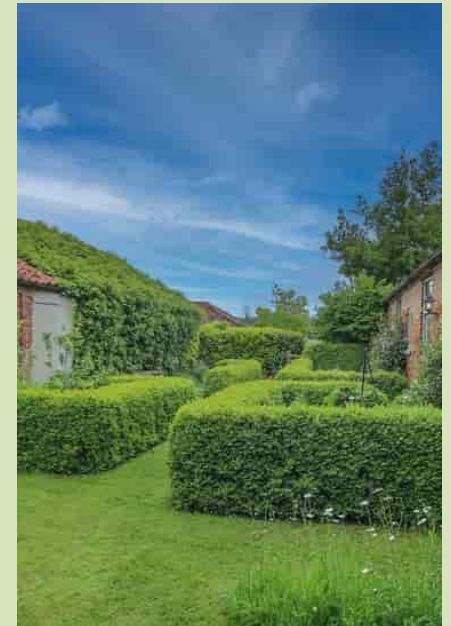
Main water and electricity, private drainage. Oil fired central heating.

TENURE

This property is for sale Freehold.

VIEWING

Strictly by appointment with the agent.





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.

