



**Red House, Litcham**  
**Guide Price £500,000**

**BELTON DUFFEY**





Individual detached family house with 4 bedroom accommodation offering scope to enhance and extend, edge of village in 1/3 acre (sts) gardens backing onto countryside. No chain.

## **DESCRIPTION**

Red House is an exciting opportunity to purchase an individual detached family house now requiring some modernisation but offering the chance to enhance to personal taste and with great potential for extension (subject to the necessary permissions). The property stands in gardens and grounds amounting to approximately 1/3 acre (subject to survey) in a lovely edge of village setting with fine far reaching views over adjoining countryside to the rear. Set well back from the road behind an extensive driveway providing parking for several vehicles, there is a detached double garage and good sized delightful south facing gardens to the rear.

The spacious family sized ground floor living accommodation comprises an entrance hall, kitchen/breakfast room with a separate utility/boot room, dining room, double aspect sitting room and a shower room. Upstairs, the galleried landing leads to 4 double bedrooms and a bathroom.

Red House is being offered for sale with no onward chain.

## **SITUATION**

Litcham is surrounded by the well-wooded and undulating countryside of the neighbouring Lexham Estate and has the services of a Post Office and village shop, doctor's surgery, cafe/deli, pub and a church. Within the village is the sought after Litcham School catering for pupils aged between 4 and 16.

The nearby market town of Fakenham has a weekly market, offering a range of vegetables, clothing, bric-a-brac and antiques. The town also boasts several supermarkets, racecourse, bowling alley, cinema and a full range of shops and facilities. King's Lynn and Norwich are also easily accessible and the beautiful north Norfolk coast, an Area of Outstanding Natural Beauty, is some 17 miles to the North.

## **STORM PORCH**

A brick built storm porch leads from the driveway to the front of the property with a partly glazed timber front door with glazed panels to the sides leading into:

## **ENTRANCE HALL**

4.53m x 2.50m (14' 10" x 8' 2")

Staircase to the first floor landing with storage cupboard under, skirting radiators, coved ceiling and doors to the principal ground floor rooms.







## **GROUND FLOOR SHOWER ROOM**

2.50m x 1.66m (8' 2" x 5' 5") at widest points.

Window to rear, suite comprising fully tiled shower cubicle, vanity unit with inset wash basin and WC, full height tiling, tiled flooring, radiator.

## **SITTING ROOM**

6.35m x 4.24m (20' 10" x 13' 11")

A bright and spacious double aspect room with UPVC French doors leading outside to rear garden and window to front, feature Yorkstone fireplace with slate hearth, slate TV plinth and display niche, skirting radiators, 4 wall light points, coved ceiling.

## **DINING ROOM**

4.43m x 3.64m (14' 6" x 11' 11")

Double aspect windows to front and side, skirting radiators, coved ceiling and a door leading into:

## **KITCHEN/BREAKFAST ROOM**

4.43m x 4.20m (14' 6" x 13' 9")

Double aspect windows to rear and side, extensive range of floor and wall mounted storage units with laminate worktops incorporating a double drainer stainless steel sink unit, tiled splashbacks. Electric cooker point and recess, plumbing for washing machine, fridge freezer space and room for a breakfast table and chairs. Radiator, vinyl flooring, 2 built-in shelved storage cupboards and a partly glazed timber door leading into:

## **UTILITY/BOOT ROOM**

4.10m x 1.78m (13' 5" x 5' 10")

Windows to front and rear, double floor standing storage unit with worktop over, gas-fired boiler, vinyl flooring. Feature exposed brick wall, loft hatch and a partly glazed UPVC door leading outside to the side of the property.

## **FIRST FLOOR LANDING**

4.30m x 2.50m (14' 1" x 8' 2")

Window to rear with far reaching countryside views, double airing cupboard, access to loft space and doors to the 4 bedrooms and bathroom.

## **BEDROOM 1**

4.24m x 3.37m (13' 11" x 11' 1")

Window to rear with pleasant aspect over the garden and countryside beyond, skirting radiators, coved ceiling.







## **BEDROOM 2**

4.45m x 3.24m (14' 7" x 10' 8")

Window to rear with pleasant aspect over the garden and countryside beyond, range of built-in wardrobe cupboards, skirting radiators, coved ceiling.

## **BEDROOM 3**

4.45m x 2.99m (14' 7" x 9' 10")

Window to front, built-in wardrobe cupboards, skirting radiators, coved ceiling.

## **BEDROOM 4**

4.24m x 2.86m (13' 11" x 9' 5")

Window to front, range of built-in wardrobe cupboards, skirting radiators, coved ceiling.

## **BATHROOM**

2.50m x 1.92m (8' 2" x 6' 4")

Window to front with obscured glass, suite comprising panelled bath, pedestal wash basin, WC, half height tiling, radiator, shaver socket, coved ceiling.

## **OUTSIDE**

Red House is set well back from the road behind a low brick wall with a wide opening onto an extensive gravelled driveway providing parking for several vehicles and leading to the detached double garage. Fenced boundary to the side with a tree planted border, storm porch to the front entrance door.

A gate leads through a tall brick wall to the side of the property where there is pedestrian access to the garage and a lawned and gravelled side garden bounded by a tall brick wall and leading to the boot room/utility. The south facing rear garden beyond is a delight with far reaching open views to the rear over adjoining countryside. An extensive paved terrace bounded by a low brick wall opens out from the sitting room French doors with a good sized lawn beyond interspersed with mature trees. Shaped plant beds, fenced and walled boundaries, summer house and ornamental pond.

In all, the gardens and grounds amount to approximately 1/3 acre (subject to survey).

## **DOUBLE GARAGE**

5.66m x 5.33m (18' 7" x 17' 6")

A detached double garage with twin up and over doors to the front, pitched roof with eaves storage, power and light connected, door and window to side.







## **DIRECTIONS**

Leave Fakenham heading south west on the A1065 Hempton Road passing through Hempton and take the next left signposted Pudding Norton. Continue for approximately 5 miles and pass through the village of Tittleshall and you will reach Litcham in another 3 miles.

Turn right at the crossroads with the pub in front of you and continue for approximately a third of a mile and you will see Red House on the left-hand side, as indicated by the Belton Duffey 'For Sale' board.

## **OTHER INFORMATION**

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

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

## **TENURE**

This property is for sale Freehold.

## **VIEWING**

Strictly by appointment with the agent.

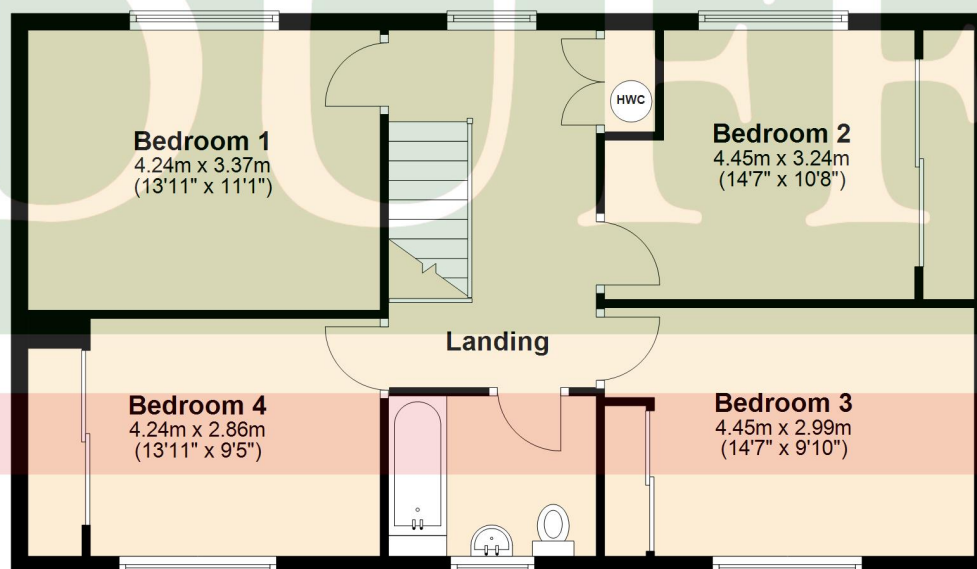
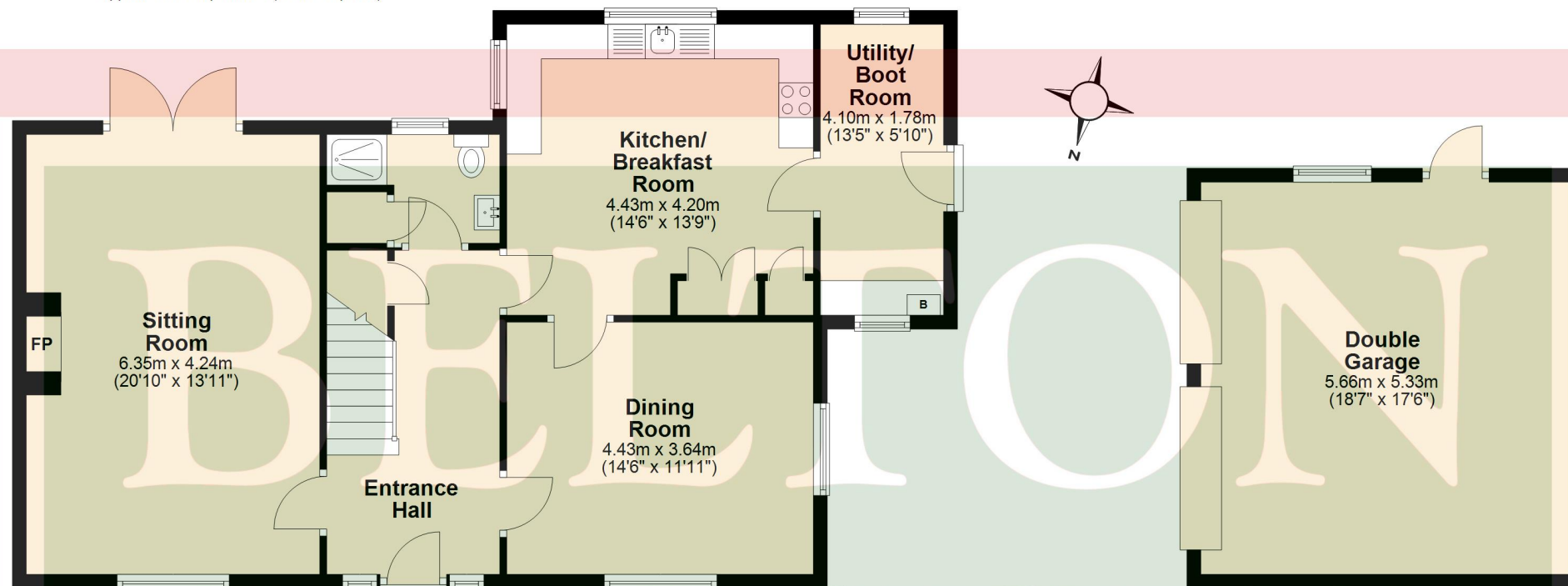






## Ground Floor

Approx. 117.0 sq. metres (1258.9 sq. feet)



## First Floor

Approx. 72.1 sq. metres (776.1 sq. feet)

Total area: approx. 189.1 sq. metres (2034.9 sq. feet)





## BELTON DUFFEY

12-16 Blackfriars Street,  
King's Lynn,  
Norfolk, PE30 1NN.  
T: 01553 770055  
E: [info@beltonduffey.com](mailto:info@beltonduffey.com)

3 Market Place,  
Fakenham,  
Norfolk, NR21 9AS.  
T: 01328 855899  
E: [fakenham@beltonduffey.com](mailto:fakenham@beltonduffey.com)

26 Staithe Street,  
Wells-next-the-Sea,  
Norfolk, NR23 1AF.  
T: 01328 710666  
E: [wells@beltonduffey.com](mailto:wells@beltonduffey.com)

[www.beltonduffey.com](http://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.

