



**Station Farm, Watlington**  
**Guide Price £725,000**





# STATION FARM, 125 STATION ROAD, WATLINGTON, NORFOLK, PE33 0JG

An attractive 4 bedroom, 3 reception detached Victorian residence in grounds of approx. 2.3 acres (STS) with extensive outbuildings, stables, menage and paddocks.

## DESCRIPTION

Station Farm comprises an attractive 4 bedroom, 3 reception detached Victorian residence in grounds of approx. 2.3 acres (STS) with extensive outbuildings, stables, menage and paddocks.

The property was previously a pair of Farm Cottages being built circa 1880 of solid brick walls under a slate roof and is conveniently situated to Watlington Station with rail links to Cambridge and London.

The accommodation briefly comprises entrance porch, sitting room, dining room, snug, study, utility room/tack room, side porch/boot room, further study and inner hallway to the ground floor. On the first floor are 4 bedrooms, one having a dressing room, bathroom, shower room and two staircases. There is a security system installed.

Outside the property has a former coach house, garage/workshop, various stores, carport, potting shed, gardener's toilet, 3 stables, barn, yard, 40m x 20m post & rail menage with separate vehicular access, large paddock and 2 smaller paddocks. There is electricity and a water to the yard.

There is good off road hacking with various bridleways and Fen Rivers Way which is a long distance path which you can ride, walk and cycle along.

## SITUATION

The property is situated on the edge of Watlington and has the benefit of being within walking distance of a station. Watlington is approximately midway between King's Lynn and Downham Market; situated just off the A10 and well placed for both towns, Swaffham, Thetford and Wisbech. Watlington has various facilities, including a shop, post office, a Primary school, a medical centre with pharmacy, village hall, social club, various parks and The Angel Pub and Restaurant. There is a railway station with direct links into London King's Cross which is a 1 hr 40 mins journey. It is approx. 25 miles north of Ely which offers a selection of good shops and the Ely Cathedral, the North Norfolk coast and its quaint villages and sandy beaches can be found less than an hour north by car.

## ENTRANCE PORCH

2.25m x 1.96m (7' 5" x 6' 5") UPVC double glazed door to outside, ceramic tiled floor, electric wall heater, glazed door into inner hall and door into study.

## STUDY

3.04m x 1.84m (10' x 6') Cupboard housing the electric meter, radiator, laminate flooring and door into dining room.

## INNER HALL

Doors to dining room, snug and kitchen/breakfast room.

## KITCHEN/BREAKFAST ROOM

4.59m narrowing to 3.32m x 3.94m (15' 1" x 10' 11" x 12' 11") L-shaped marble effect worktop with composite sink unit and chrome mixer tap, soft closure cupboards and drawers under, space for plumbing for dishwasher, space for cooker with extractor over, further worktop with matching cupboards under, matching wall cupboards, space for fridge freezer and further cupboard, radiator, Worcester Greenstar Camray 25/32 oil fired central heating boiler and coat cupboard. UPVC double glazed door to side porch/boot room.

## SIDE PORCH/BOOT ROOM

2.63m x 0.89m (8' 8" x 2' 11")



## **SNUG**

3.63m into chimney breast recess x 4.42m into bay (11' 11" into chimney breast recess x 14' 6" into bay) Feature fireplace, ceiling rose, radiator, arched door into sitting room and double doors into the dining room.

## **DINING ROOM**

5.71m x 4.02m max into bay (18' 9" x 13' 2" max into bay) Radiator, staircase to first floor landing with period paneling.

## **SITTING ROOM**

7.77m max into bay x 3.61m (25' 6" max into bay x 11' 10") Feature fireplace, 2 radiators, French doors to rear patio.

## **INNER HALL**

4.40m x 1.78m (14' 5" x 5' 10") Second staircase to first floor landing, radiator.

## **STUDY 2**

3.06m x 1.85m (10' x 6' 1") Electric wall heater.

## **UTILITY ROOM/TACK ROOM**

5.03m x 1.81m (16' 6" x 5' 11") Stainless steel sink unit set in a marble effect worktop with pine cupboards under, UPVC door to outside, radiator.

## **FIRST FLOOR LANDING**

4.04m x 2.00m (13' 3" x 6' 7") Stairs down to the dining room, radiator, built-in wardrobes with hanging rails. Opening to inner landing.

## **BEDROOM 2**

3.82m x 3.34m (12' 6" x 10' 11") Radiator.

## **BEDROOM 4**

3.21m x 2.25m (10' 6" x 7' 5") Radiator, airing cupboard with insulated cylinder, view over rear garden and countryside.

## **SHOWER ROOM 1**

2.06m x 1.81m (6' 9" x 5' 11") Shower cubicle with electric shower, low level WC, pedestal wash hand basin and radiator.

## **SECOND LANDING**

2.35m x 1.89m into stair recess (7' 9" x 6' 2" into stair recess)

## **BEDROOM 1**

3.32m x 3.74m (10' 11" x 12' 3") Radiator and opening into dressing room.

## **DRESSING ROOM**

1.89m x 2.01m into wardrobe (6' 2" x 6' 7" into wardrobe) Fitted wardrobes with hanging rails and shelves and chest-of-drawers, window seat with drawers under.



### **BEDROOM 3**

3.25m x 3.41m (10' 8" x 11' 2") Radiator, views over grounds and fields, door to inner landing.

### **BATHROOM**

2.17m x 1.95m (7' 1" x 6' 5") Shower bath with electric shower, low level WC, wash hand basin set on a white top with double cupboard under, shaver socket and radiator.

### **OUTSIDE**

The property occupies a wide plot which measures approximately 2.3 acres (subject to survey) with 2 driveways, one leading to the menage, paddocks and the further driveway leading to a parking area. The front garden is laid to lawn with established flowers, shrubs and trees and is enclosed by mature hedging to the front boundary. There is a vehicular gated access and a pedestrian gated access which leads to the side of the property providing secure parking which leads to the garage and carport.

### **FORMER COACH HOUSE**

6.78m x 4.10m (22' 3" x 13' 5") Power, light, up and over door being partly insulated.

### **CARPORT**

5.46m x 4.44m (17' 11" x 14' 7") Access to store.

### **STORE**

4.16m x 1.16m (13' 8" x 3' 10")

### **FURTHER STORE**

2.39m x 2.75m (7' 10" x 9') Power and light.

### **POTTING SHED**

2.63m x 2.30m (8' 8" x 7' 7") Various shelving.

### **WORKSHOP/GARAGE**

6.48m x 3.50m (21' 3" x 11' 6") UPVC window overlooking the rear garden and fields, inspection pit, power and light.

### **GARDENER'S TOILET**

1.36m x 1.07m (4' 6" x 3' 6") High flush WC.

### **GARDEN STORE**

4.17m max x 2.75m (13' 8" max x 9') Power, light and cold water with sink. To the rear of the property is a paved patio leading onto the lawned rear garden with flowers, shrubs, trees and an area with slate chippings. Double gates leading to the second driveway and 5 bar gated to the stables and yard.

### **STABLE BLOCK**

10.80m x 3.60m (35' 5" x 11' 10") 3 stables with power, light, rubber flooring and an overhang with further lighting.





## **BARN/HAY STORE**

9.30m x 6.20m (30' 6" x 20' 4") With power and light. There is a gated access with leads to a SMALL Paddock and the ALL WEATHER MENAGE measuring approximately 40m x 20m with post and rail fencing and 2 gated accesses. LARGE Paddock to the west of the menage connecting to a SMALL Paddock having access to the second driveway.

## **DIRECTIONS**

From King's Lynn proceed out of town on the A10, passing through West Winch and Setchey. At the Oakwood Corner roundabout take the third exit signposted Watlington Station. Continue along passing the shops in the centre of the village, continue through the sharp bend into Station Road, continue over the railway line and the property will be seen almost half a mile out of the village on the left hand side.

## **OTHER INFORMATION**

Borough Council King's Lynn & West Norfolk, King's Court, Chapel Street, King's Lynn, Norfolk, PE30 1EX. Council Tax Band E.

Oil fired central heating. Private drainage.

EPC - E.

## **TENURE**

This property is for sale .

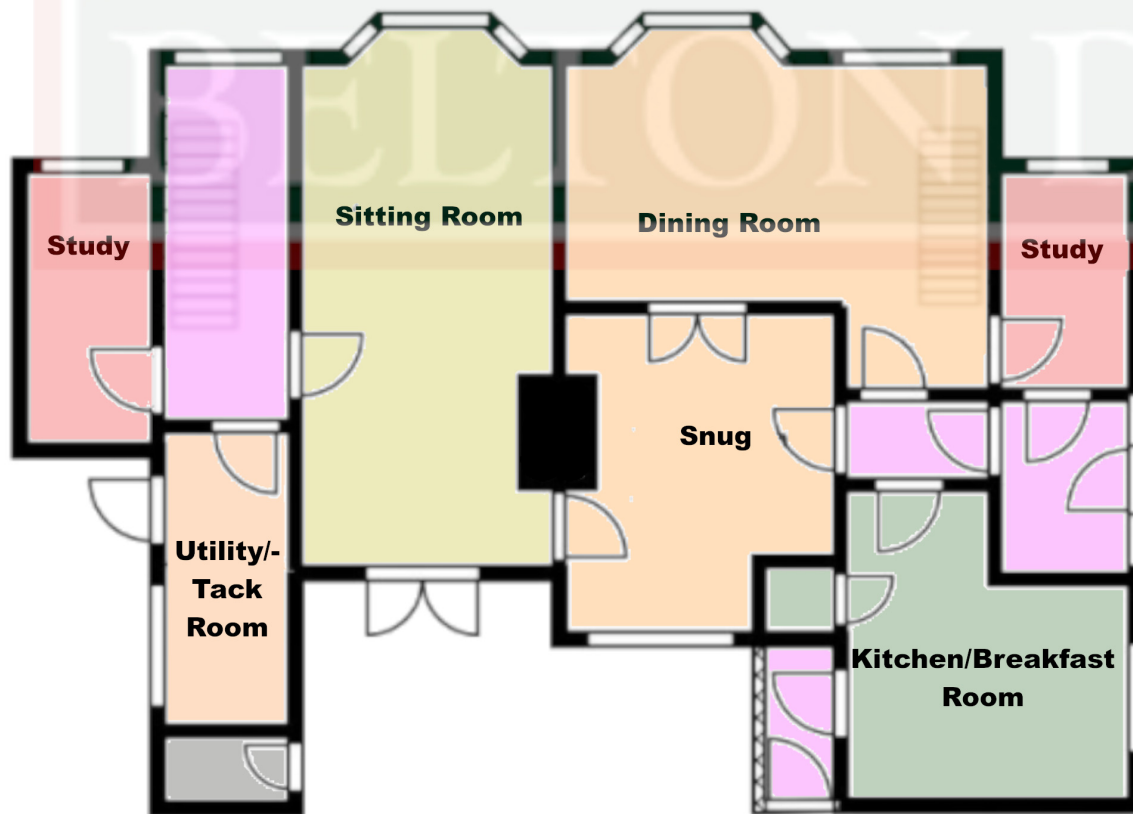
## **VIEWING**

Strictly by appointment with the agent.



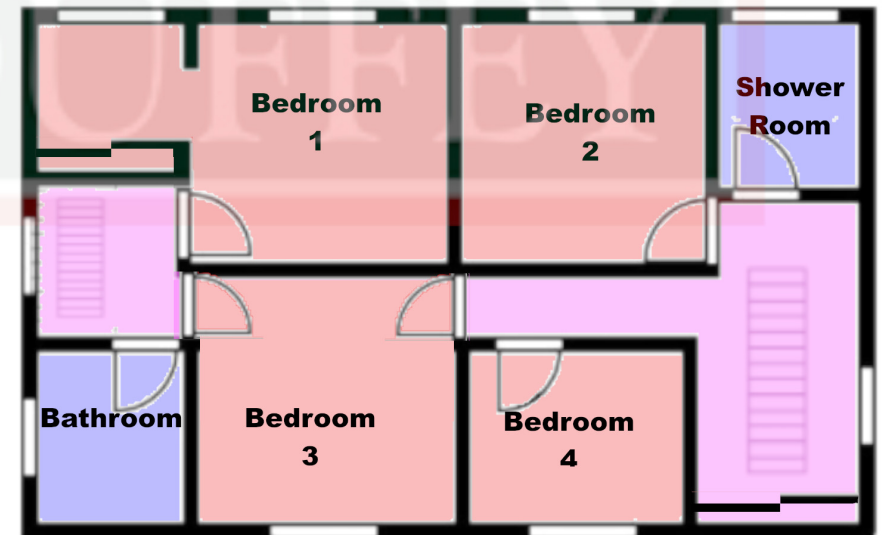
# Ground Floor

Approx 105 sqm  
(1130 sqft)



# First Floor

Approx 75 sqm  
(807 sqft)





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