



Newhaven, Great Massingham
Guide Price £299,950

NEWHAVEN, 4 STATION ROAD, GREAT MASSINGHAM, NORFOLK, PE32 2HY

A 2 bedroom period cottage with driveway parking and a south facing garden, overlooking the green and duck ponds in this sought after village. No chain.

DESCRIPTION

Newhaven is an attractive period cottage built of red brick wall under a slate tiled and pantiled roof in a delightful tucked away setting overlooking the green and duck ponds in this picturesque village of Great Massingham. The property has been a much loved permanent home for the current owner but also lends itself to a second home with future potential as a holiday lettings business in this convenient location within easy access of the coast and all north Norfolk has to offer.

The property would now benefit from a programme of light refurbishment with accommodation comprising a kitchen, dining room, sitting room, conservatory and a ground floor shower room and WC. Upstairs, the landing leads to 2 double bedrooms, 1 with an en suite WC with room to install wash basin and a bath or shower (subject to the necessary permissions). Further benefits include oil-fired central heating, a double sided fireplace in the sitting/dining room housing a wood burning stove, period pine internal doors and UPVC double glazing.

Newhaven is being offered for sale with no onward chain.



SITUATION

Great Massingham is a charming village with a large green and numerous ponds surrounded by period and modern cottages. The village has a range of facilities including a fine church, award winning Post Office stores, Cartshed tearoom, doctors' surgery, a much celebrated restaurant/pub, The Dabbling Duck, and primary school. Great Massingham is served by its own private airfield and the church, Saint Mary's, has a magnificent 13th century porch with fine 15th century painted glass. The village is also within the popular Litcham School's catchment area.

The unspoilt north Norfolk coast is some 20 miles away, with King's Lynn main line train station to London just 11 miles to the west.

PORCH

1.14m x 0.90m (3' 9" x 2' 11")

A UPVC double glazed porch leads from the front of the property with a composite door leading into:

DINING ROOM

3.25m x 3.04m (10' 8" x 10' 0")

Double sided fireplace to the sitting room housing a wood burning stove on a pamment tiled hearth, window to the front and a pine 4 panel door to the kitchen. Openings either side of the fireplace to:

SITTING ROOM

3.30m x 3.20m (10' 10" x 10' 6")

Radiator, fitted shelves and a window to the front with views over the village green.

KITCHEN

3.66m x 2.67m (12' 0" x 8' 9")

Base unit with a laminate worktop incorporating a stainless steel sink, tiled splashbacks. Range of fitted wall units, spaces and plumbing for white goods, radiator, vinyl flooring and a pine ledge and brace door opening onto the staircase leading up to the first floor landing. Window and a glazed UPVC door to the conservatory. Door to:

CONSERVATORY

3.00m x 2.35m (9' 10" x 7' 9")

UPVC double glazed construction with a polycarbonate roof, radiator, vinyl flooring and French doors leading outside to the rear garden.



SHOWER ROOM

2.65m x 1.58m (8' 8" x 5' 2")

Shower cubicle with an electric shower, pedestal wash basin, radiator, vinyl flooring, window overlooking the rear garden and an opening to:

CLOAKROOM

2.65m x 0.75m (8' 8" x 2' 6")

WC, hot water cylinder, vinyl flooring, loft hatch and a window overlooking the rear garden.

FIRST FLOOR LANDING

Loft hatch and pine ledge and brace doors to the 2 bedrooms.

BEDROOM 1

2.89m x 2.81m (9' 6" x 9' 3")

Radiator, window overlooking the rear garden and a pine ledge and brace door leading to:

EN SUITE WC

2.91m x 2.40m (9' 7" x 7' 10")

WC, oil-fired boiler, room to install a wash basin and a bath or shower (subject to the necessary permissions).

BEDROOM 2

3.78m x 2.85m (12' 5" x 9' 4")

Cast iron fireplace, fitted display shelves, radiator and a window overlooking the village green.

OUTSIDE

Newhaven is situated in a delightful tucked away setting overlooking the village green and duck ponds and accessed over a shared gravelled driveway leading to the property's own driveway to the side providing parking. A lawn leads to the front entrance porch.

To the side of the property, there is a timber storage shed, plastic oil tank and space for refuse bin storage etc. The rear garden beyond is south facing and comprises a lawn with plant borders, walled and fenced boundaries, timber summer house and access to the conservatory.

DIRECTIONS

Proceed out of Fakenham on the A148 in the direction of King's Lynn, passing through the villages of East and West Rudham and out into open countryside. Turn left signposted Harpley and Great Massingham and proceed through the village of Harpley and on into Great Massingham. Pass the village pond on the right and the church on the left and you will see the village stores on the left-hand side. Newhaven is located down a private driveway a little further up from the stores, set back from the road.

OTHER INFORMATION

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

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

TENURE

This property is for sale Freehold.

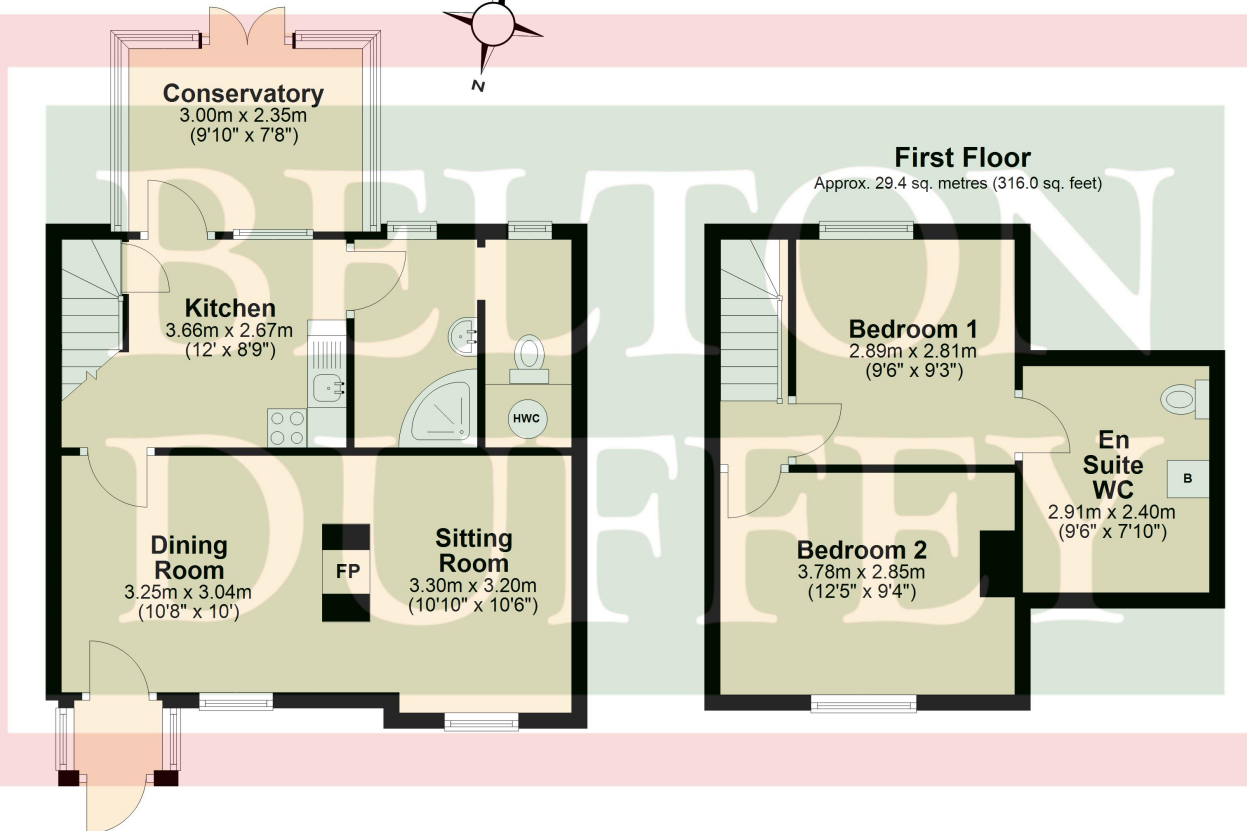
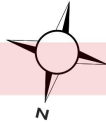
VIEWING

Strictly by appointment with the agent.



Ground Floor

Approx. 47.7 sq. metres (513.0 sq. feet)



Total area: approx. 77.0 sq. metres (828.9 sq. feet)





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