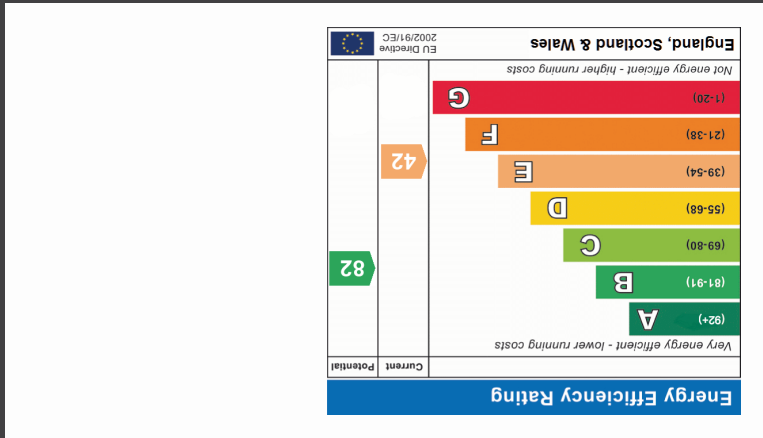


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The Old Stable  
Low Road  
Wimbotsham

£575,000

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# The Old Stable

Wimbotsham, King's Lynn, PE34 3QQ

This detached period barn was converted approximately 25 years ago and includes an additional U-Shaped barn with ancillary accommodation, workshop and cart lodge storage with generous gated driveway space. The barn has many features including vaulted ceilings, oak floors, exposed beams and brickwork with an Aga in the Kitchen/dining room. Inside the accommodation has a lovely entrance hall, open plan kitchen/dining room with a utility room and sitting room with wood burning stove. There are two double bedrooms and a bathroom with a roll top bath and separate shower. There is oil fired central heating and the windows are double glazed. Outside the gardens wrap around the property and there is access into the workshop/storage barns. With in the U-Shaped barn is a further open plan living, dining and kitchen, with a bedroom and cloakroom which is used as additional accommodation by family members. There are additional barns which are currently used as storage and workshops which have lapsed planning permission for an annexe under reference I3/01443/F with King's Lynn & West Norfolk council. Located with in a small complex of just three homes on the outskirts of Wimbotsham village and only a short distance from Downham Market and its mainline train station which has connections to Cambridge and London.



### Entrance Hall

Oak flooring. Loft access. Ceiling beams. Radiator.

### Kitchen/Dining room

6.52m x 4.49m (21' 5" x 14' 9") Oil fired Aga. Oak flooring. Two double glazed windows. Stable door to garden. Radiator. Sink and cupboard unit. Doors to utility room and sitting room.

### Utility room

3.74m x 2.75m (12' 3" x 9' 0") Space for electric oven. Space for washing machine & tumble drier. Sink & drainer. Space for fridge freezer. Oak floor. Two windows.

### Sitting room

4.99m x 4.32m (16' 4" x 14' 2") French doors to garden. Multi fuel burner. Two windows. Radiator. Oak floor.

### Bedroom 1

4.36m x 3.4m (14' 4" x 11' 2") French doors to garden. Two windows. Radiator. Oak floor.

### Bedroom 2

4.2m x 2.71m (13' 9" x 8' 11") Oak floor. Radiator. Window.

### Bathroom

3.08m x 2.82m (10' 1" x 9' 3") Roll top bath. Separate shower cubicle. W.C. Hand wash basin. Window. Radiator.

### Additional Ancillary Accommodation

#### Open Plan Living room & Kitchen

6.88m x 4.35m (22' 7" x 14' 3") Units at base and wall level. Space for oven, dishwasher and fridge. Sink & drainer. Stable door. Two windows. Door to cloakroom and door to bedroom.

#### Cloakroom

#### Bedroom

#### Disclaimer

Whilst we have endeavoured to prepare our sales particulars accurately none of the services, appliances or equipment have been tested. A buyer should satisfy themselves on such matters prior to purchase. Any measurements or distances mentioned in these particulars are for guide reference only. If such particulars are fundamental to a purchase, buyers should rely on their own enquiries. All enquiries should be directed to King & Partners in the first instance.