

**FOR SALE BY PRIVATE TREATY
DETACHED 6 BED FARMHOUSE, WALSOKEN, PE14 7AP**



Detached Farm-House, Subject to an Agricultural Occupancy Planning Condition, set in a large garden plot with integral garage

Wisbech 3½miles, King's Lynn 12miles

PRICE : £450,000.00

Ref: 4856

BARRY L HAWKINS FAAV
Independent Auctioneer & Land Agent

15 Lynn Road
Downham Market
Norfolk
PE38 9NL
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Method of Sale: The property is for sale by Private Treaty with vacant possession upon completion.

Location: Wellington House Lynn Road, Walsoken Wisbech PE14 7AP

General Description: This detached house was design and built subject to **an Agricultural Occupancy Condition** constructed of brick under a tiled roof. The accommodation comprises:

Entrance Hall: with stairs to first floor.

Dining Room: 20'10 x 13'4" (6.35m x 4.06m).

Breakfast Room: 12'0" x 11'10" (3.66m x 3.61m)

Sitting Room: 16'8" x 11'6" (5.08m x 3.50m)

Kitchen: 16'5" x 12'0" (5.0m x 3.66m)

Games Room: 21'7" x 19'8" (6.58m x 5.99m)

Playroom: 19'10" x 8'5" (6.06m x 2.57m)

Cloakroom: low level wc and washbasin

Utility Room: 11'4" x 6'1" (3.45m x 1.85m)

Store Room: 13'5" x 10'2" (4.09m x 3.10m)

FIRST FLOOR

Bedroom One : 14'4" x 13'2" (4.37m x 4.01m). with en-suite shower room and wc

Bedroom Two: 14'2" x 13'7" (4.32m x 4.14m) with en-suite shower room and wc

Bedroom Three: 13'11" x 11'11" (4.24m x 3.63m)

Bedroom Four: 11'11" x 14'1" (3.63m x 4.29m)

Bedroom Five: 11'7" x 14'1" (3.63m x 4.29m)

Bedroom Six: 9'7" (2.92m x 2.51m)

Bathroom: with bath wash hand basin and wc.

Garage: 18'3" X 18'1" (5.56m x 4.90m)

Outside: The front garden is laid to lawn and gravel. To the rear is a paved patio area and grass.

Services: Mains water, electricity and telephone. Septic tank drainage. Heating by means of Air Heat Exchange. Double Glazing.

Council Tax: The property is listed as Band B.

Energy Performance Rating: The property is rated as D

Note: The property is subject to an Agricultural Occupancy Planning Condition which states:
The occupation of the dwelling shall be limited to persons employed or last employed locally in agriculture as defined in section 221(1) of the Town and Country Planning Act 1962, or in forestry, and the dependants of such persons."

Viewing: Appointments to view the property strictly by arrangement with Barry L Hawkins. When viewing, potential purchasers are asked to carry a copy of these particulars with them.

Local Authorities:

Norfolk County Council
County Hall
Martineau Lane
Norwich
NR1 2DH
Tel: 0844 800 8020

Borough Council of Kings Lynn and West Norfolk
PO Box 26
Kings Lynn
PE30 1EX
Tel: 01553 616 200

Anglian Water
Anglian House
Ambury Road
Huntingdon
PE29 3NZ
Tel: 01480 323000

Directions: From Downham Market take the A1122 towards Wisbech. At the roundabout, junction with the A47 turn right towards King's Lynn. At the Little Chef roundabout turn left onto Lynn Road and the property will be seen set back from the road just past Bambers garden Centre / Aviation museum.

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