



# The Shrubberies

20 STOW ROAD, WIGGENHALL ST MARY MAGDALEN, KING'S LYNN, NORFOLK



# The Shrubberies

*A detached house with approximately 8,000 sqft of former engineers' workshops and buildings plus 3 acres of land in rural village location.*

## HIGHLIGHTS

- Detached 4 bedroomed house with scope for redevelopment
- Set in approximately 3 acres (stms) of land
- Extensive workshops providing up to 8,000 sqft of commercial space
- Potential for development within yard
- House ideal for refurbishment or remodelling
- Good access to mainline trains to London (Watlington Station 0.9 miles)

## ACCOMMODATION

- 4 double bedrooms & bathroom
- Entrance Hall / boot room
- Sitting Room
- Dining room
- Kitchen
- Utility room
- Washroom
- Garage workshops and Outbuildings with commercial use

## LOCATION

The Shrubberies is situated in the village of Wigenhall St Mary Mag-dalen only 0.9 miles from Watlington station a mainline train station connecting to Cambridge and London King's Cross (1hr, 25mins) is only five minutes' drive as well as highly regarded school, supermarkets, doctors' surgery, restaurants, within walking distance. A short drive away is the North Norfolk Coast with its idyllic sandy beaches and long walks through beautiful countryside along the coast.

## DESCRIPTION

A fantastic opportunity to buy a property with extensive commercial buildings and workshops of former engineers' business. Has potential to be developed for alternative uses with yard space and grounds extending to 3 acres to the rear subject to planning.



### GROUND FLOOR ACCOMMODATION

#### ENTRANCE HALL

Partially glazed front door leading to entrance hallway, stairs leading to first floor accommodation, openings to kitchen and, sitting room.

#### KITCHEN 13'3" x 10'3"

Kitchen units with many original features, cooker incorporated into the units door leading to reception room and further door leading to rear office and utility room.

#### DINING ROOM 13'8" x 14'8"

A light room with a bow fronted windows with secondary glazing and radiators under, original tiled surround fifties fireplace, wall light and central pendant light.

#### SITTING ROOM 23'3" x 13'9"

Doors leading out to garden and window to front radiators and central pendant light with wall lights to the side of the fire place.

#### RECEPTION / BOOT ROOM 9'2" x 4'6"

Glazed boot room provides direct access the rear yard as well as the office and cloakroom.

#### OFFICE 8'10" x 8'11"

Shelved office with oil fired boiler

### FIRST FLOOR ACCOMMODATION

#### FIRST FLOOR LANDING

Stairs from entrance hall leading to landing with original window with doors leading to bedrooms and, bathroom.

#### BEDROOM ONE 12'3" x 14'4"

Original features such the north and south windows providing good light into the room, radiator.

#### BEDROOM TWO 11'2" x 10'10"

Southern aspect windows, radiator.

#### BEDROOM THREE 14'2" x 13'6"

Window overlooking south garden radiator.

#### BEDROOM FOUR 8'8" x 7'8"

Windows overlooking yard, radiator

### OUTSIDE

Property was previously an engineering business so has good open yard space to the rear with a number of workshops, stores and commercial buildings with a 3 acre field stretching out to the rear of the property. There are a number of oil storage tanks on-site including an underground tank. Purchasers are recommended to undertake their own survey of the land and buildings.

### TENURE & POSSESSION

Freehold with vacant possession on completion

### METHOD OF SALE

For sale by private treaty as a whole

### SERVICES

The property is connected to mains water and electricity

### LOCAL AUTHORITY

Borough Council of King's Lynn & West Norfolk  
T: 01553 616200

### AREAS AND PLANS

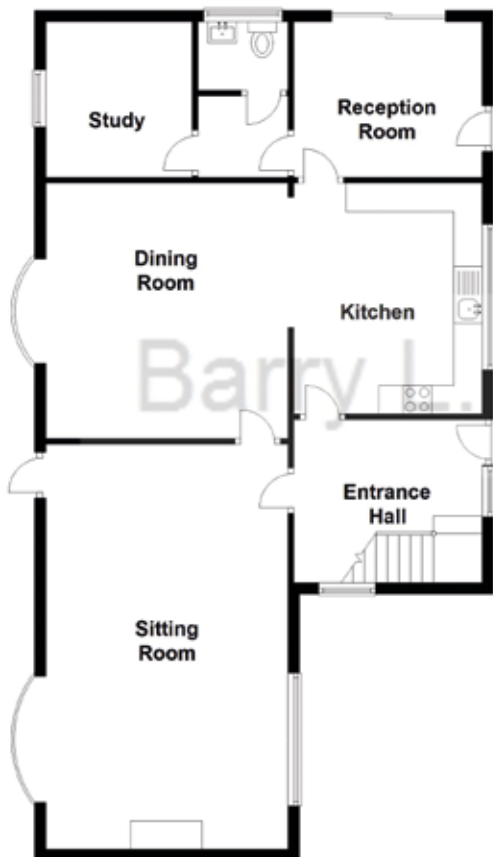
All plans are for identification purposes only photographs were taken in January 2018

### VIEWINGS

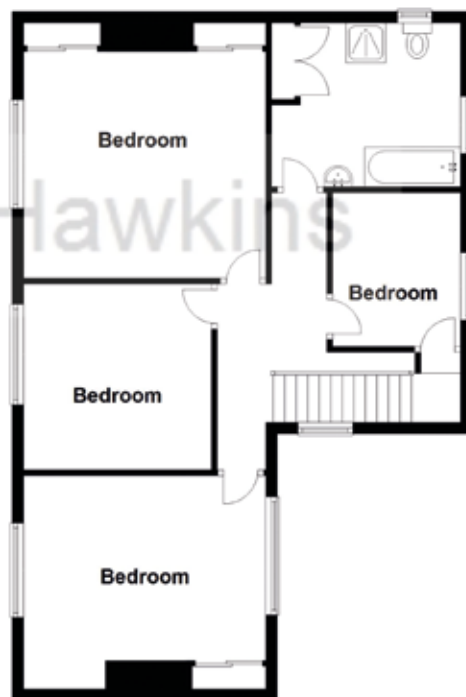
All enquiries should be directed to Marcus Hawkins (marcus@barryhawkins.co.uk) at The Estate Office, 15 Lynn Road, Downham Market, Norfolk, PE38 9NL. T: 01366387180



## Ground Floor



## First Floor



### Important Note

1. Money laundering regulations: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
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