

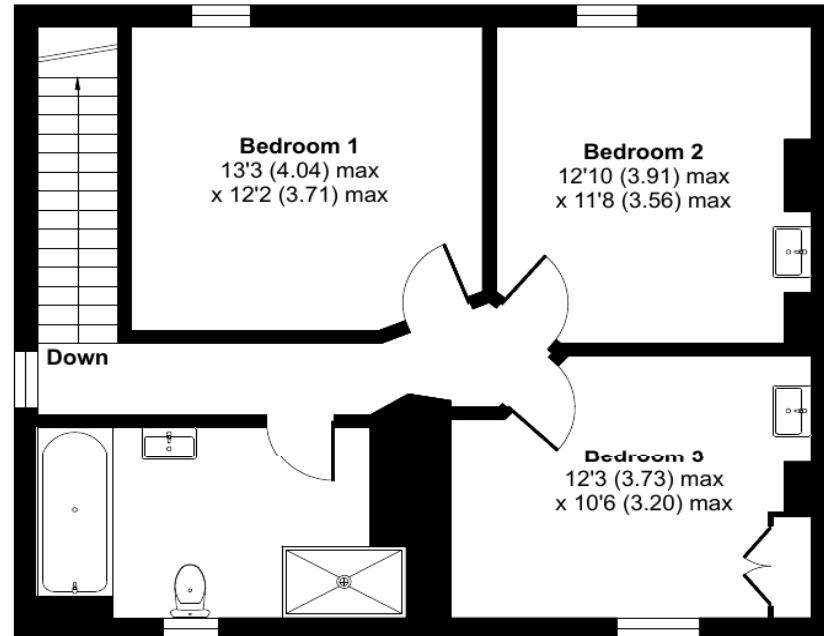
Magpie Farm Cottage, Main Road, West Bilney, King's

Approximate Area = 1699 sq ft / 157.8 sq m

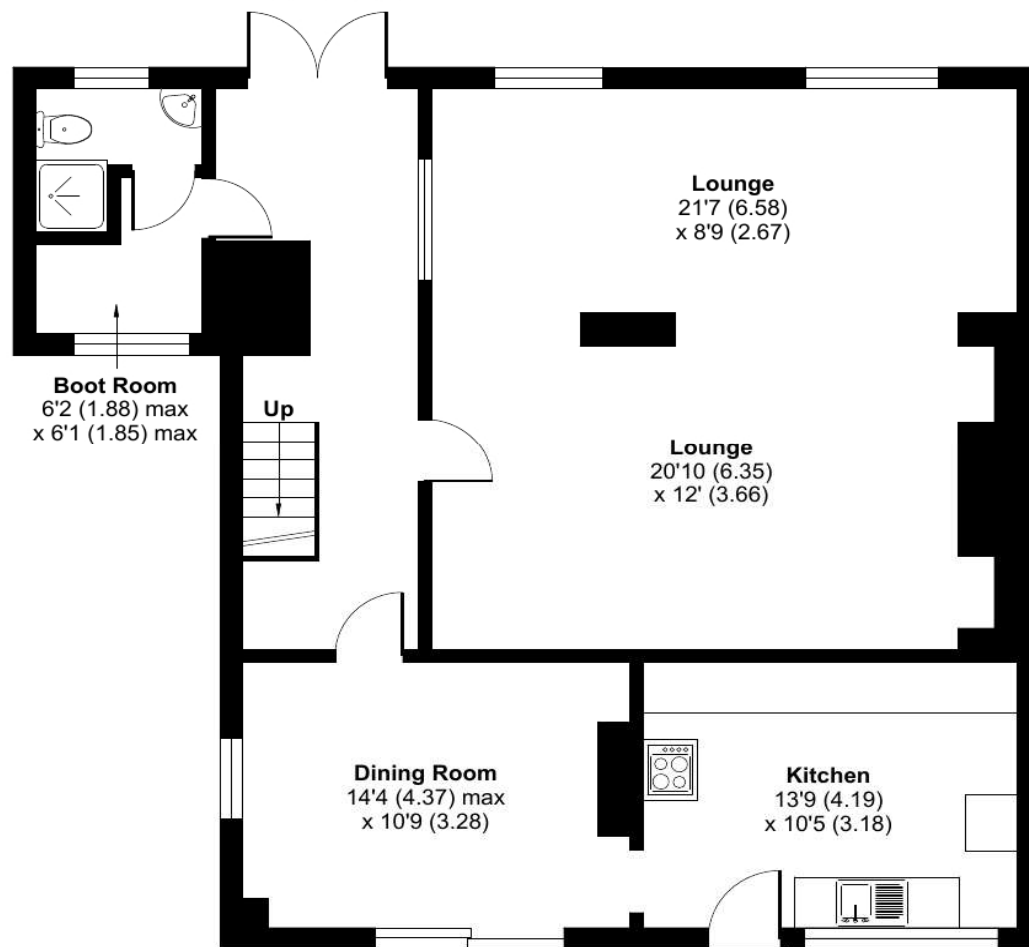
Outbuildings = 156 sq ft / 14.4 sq m

Total = 1855 sq ft / 172.2 sq m

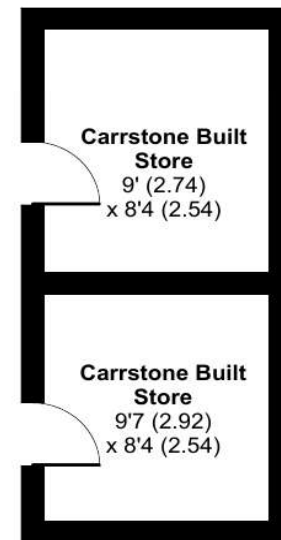
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



OUTBUILDING 1 / 2



Main Road, West Bilney, Kings Lynn, PE32 1HT

Three bedroom character cottage situated on the outskirts of West Bilney with easy access to the A47. The property offers lots of potential with two reception rooms, gardens, garage and parking.
Available - CHAIN FREE!

Offers Over £325,000 Freehold



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Longsons. REF: 1106225



Fitzroy House 32 Market Place Swaffham Norfolk PE37 7QH
Tel: 01760 721389 | Email: info@longsons.co.uk
<https://www.longsons.co.uk>

Fitzroy House 32 Market Place Swaffham Norfolk PE37 7QH
Tel: 01760 721389 | Email: info@longsons.co.uk
<https://www.longsons.co.uk>



Bedroom Three
12'3" (3.73m) x 10'6" (3.2m)

Wash basin, built-in cupboard housing hot water cylinder, UPVC double glazed window to rear aspect, radiator.

Bathroom

Four piece bathroom suite comprising bath, shower cubicle, wash basin set within fitted cabinet, WC, obscure glass UPVC double glazed window to rear aspect, towel radiator, radiator, tiled splashback.

Outside Front

Front garden laid to lawn, paved patio seating area, shrubs and plants to beds and borders, outside lights.

Rear Garden

Enclosed rear garden laid to lawn, two carrstone built stores, paved patio seating area, shrubs and plants to borders, gated access to side, parking area, corrugated garage and further area laid to lawn to the rear, gated access to the side.

Agent's Notes

EPC rating E43 (Full copy available on request)

Council tax band D (Own enquiries should be made via Breckland District Council)

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

- Character Cottage
- Three Bedrooms
- Village Location
- Two Reception Rooms
- Two Bathrooms
- Gardens and Garage
- UPVC Double Glazing
- Oil Fired Central Heating

Situated with easy access to the A47 on the outskirts of West Bilney, Longsons are delighted to bring to the market this semi-detached three bedroom character cottage.

The property offers lots of potential with two reception rooms, gardens, garage, parking, oil fired central heating and UPVC double glazing.

Available - CHAIN FREE

Briefly, the property offers entrance hall, lounge, dining room, kitchen, ground floor shower room, three bedrooms, bathroom, gardens, garage, parking, oil fired central heating and UPVC, double glazing.

West Bilney is a village and former civil parish on the A47 now in the parish of East Winch. East Winch is a popular village in West Norfolk, conveniently located along the A47 and just 6 miles east of Kings Lynn and 32 miles west of Norwich. The village offers a range of amenities including a pub, Post Office and general store; whilst Kings Lynn provides a wide range of shops, restaurants, supermarkets and leisure facilities, as well as an hourly train

service to London via Cambridge and Ely,

Entrance Hall

Stairs to first floor, UPVC double glazed French doors opening to front, radiator.

Lounge

21'7" (6.58m) Max x 20'9" (6.32m) Max

Feature open fireplace, two UPVC double glazed windows to front aspect, two radiators.

Dining Room

14'4" (4.37m) Max x 10'9" (3.28m) Max

Sliding patio doors opening to rear garden, UPVC double glazed window to side aspect, radiator.

Kitchen

13'9" (4.19m) x 10'5" (3.18m)

Fitted kitchen units to walls and floor complemented with a work surface over, stainless steel one and a half bowl sink unit with mixer tap and drainer, Aga cooker, space for electric oven, space and plumbing for washing machine, wall mounted oil fired central heating boiler, tiled splashback, UPVC

double glazed entrance door opening to rear, UPVC double glazed window to rear aspect.

Boot Room

Obscure glass UPVC double glazed window to rear aspect, radiator.

Ground Floor Shower Room

Shower cubicle, wash basin, WC, obscure glass UPVC double glazed window to front aspect.

Stairs and Landing

Loft access.

Bedroom One

13'3" (4.04m) x 12'2" (3.71m)

UPVC double glazed window to front aspect, radiator.

Bedroom Two

12'10" (3.91m) x 11'8" (3.56m)

Wash basin, UPVC double glazed window to front aspect, radiator.

