



Total area: approx. 236.8 sq. metres (2549.3 sq. feet)
Please Note: Measurements are approximate and are for guidance purposes only. Plan produced using PlanUp.



**Mileham Road, Litcham, Kings Lynn,
PE32 2NZ**

A stunning Grade II period property oozing character throughout situated in the sought after, well serviced village of Litcham. This unique property built circa 1860 offers spacious accommodation with three reception room, courtyard garden with workshop and original features throughout.

Price £449,950 Freehold





Situated in the heart of the sought after well serviced village of Litcham, Longsons are delighted to bring to the market this simply stunning Grade II listed, spacious, period property. Oozing character throughout the property has much to offer, including four double bedrooms, one with en-suite, three reception rooms, one of which is a cellar/ bar, kitchen/breakfast room, large luxury bathroom with four piece suite, enclosed courtyard garden, external original workshop, original sash windows and many further original features. Some of the large furniture is available under separate negotiation.

Viewing is a must to appreciate the quality of accommodation on offer.

Briefly the property offers entrance hall, dining room, lounge, cellar/bar, cloakroom, kitchen/breakfast room, four bedrooms, office, en-suite shower room, bathroom, courtyard garden, workshop.

LITCHAM
 East Dereham approx 9 miles;
 Swaffham approx 9 miles;
 Fakenham approx 11 miles.
 Litcham is a traditional, rural Norfolk village with one pub (The Bull Inn), two schools - a primary, and the sought after Litcham High, a local butcher, a combined post office and convenience store, and a fish and chip shop. The beautiful village church, with its prominent square tower, dates back to the 12th century, though it was rebuilt to a great extent in the 15th. Litcham and the surrounding villages in the parish (particularly Beeston and Tittleshall) have a busy events calendar. Litcham Common, officially a Local Nature

Reserve for over 35 years, is superb for nature lovers, bird-watchers and particularly walkers, as it sits on the Nar Valley Way, which runs all the way from East Dereham to King's Lynn. The three local towns of East Dereham, Swaffham and Fakenham are all about 10 miles away, providing access to a wide range of shops, pubs and restaurants.





Entrance Hall

Entrance door to front aspect, pamment tiles to floor, entrance door opening to rear courtyard, understairs storage cupboard, radiator.

Lounge

Previously the former village store, entrance door to front aspect, large secondary glazed arched windows to front and side aspects, two radiators, door to stairs leading to cellar.

Cellar

Fitted with bar, feature fireplace with space for electric fire, obscure glass UPVC double glazed window to front aspect, radiator.

Cloakroom

Wash basin set within fitted cabinet, WC, fully tiled walls.

Dining Room

Ornate feature cast iron fireplace (not in use), secondary glazed arched sash windows to front aspect, exposed wooden floorboards, radiator,

Kitchen

Fitted kitchen units to wall and floor, work surface over, composite sink unit with mixer tap and drainer, feature recess with large electric range style oven and hob with extractor hood over, integrated dishwasher, integrated fridge, under counter lighting, pamment tiles to floor, secondary glazed sash window to rear aspect, fully tiled walls radiator.

Stairs and Landing

Built in cupboard housing hot water cylinder, two radiators, windows to rear and side aspect.

Bedroom One

11'5" (3.48m) x 17'8" (5.38m)

Irregular Shape

Feature cast iron fireplace (not in use), secondary glazed sash window to side aspect, radiator.

Bedroom Two

21'7" (6.58m) x 15'9" (4.8m)

Feature fireplace (not in use), secondary glazed sash windows to front and side aspects, three radiators.





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.

- Grade II Listed Property
- Four Double Bedrooms
- Three Reception Rooms
- En-suite Shower Room + Four Piece Bathroom
- Courtyard Garden
- Workshop
- High Ceilings & Fireplaces
- Many Character Features
- Sought After Village Location
- Oil Central Heating

Bedroom Three
12'4" (3.76m) x 13'9" (4.19m)

Double glazed sliding sash window to front aspect, feature fireplace (not in use), radiator.

Bedroom Four
8'7" (2.62m) x 9'5" (2.87m) Max

Built in wardrobes/ airing cupboard with dual sourced radiator, secondary glazed sash window to side aspect, radiator, door to en-suite shower room.

En-suite Shower Room

Shower cubicle with rain fall shower head and separate hand shower attachment, wash basin set within fitted cabinet, WC, tiled splashback, loft access.

Office
7'8" (2.34m) x 4'10" (1.47m)

Secondary glazed arched sash window to front aspect, radiator.

Bathroom

Large luxury bathroom with four piece bathroom suite comprising double ended sunken bath with steps leading up to bath, double shower cubicle with rain fall shower head, wash basin, WC, radiator, secondary glazed obscure glass window to rear aspect, feature fireplace (not in use), fully tiled walls, extractor fan.

Outside Front

Small front garden laid to low maintenance shingle, access to rear.

Rear Courtyard Garden

Enclosed courtyard garden accessed via heavy duty wooden double gates, courtyard laid to block paving, raised paved patio seating area, wooden garden shed, outside light, outside electric, outside tap.

Garden Workshop

Original brick built building, sliding wooden entrance door opening to courtyard, windows to front, rear and side aspect, electric light and power socket.

