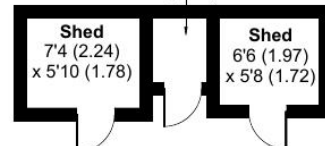
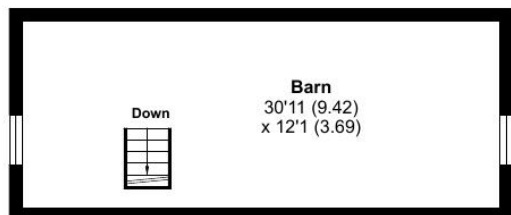
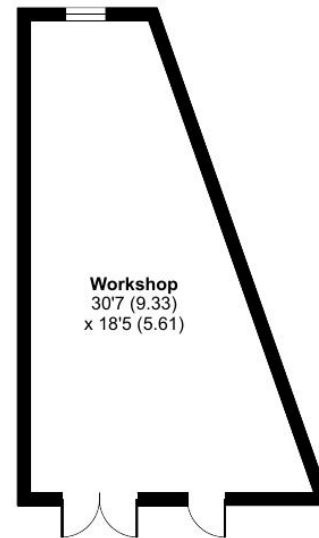
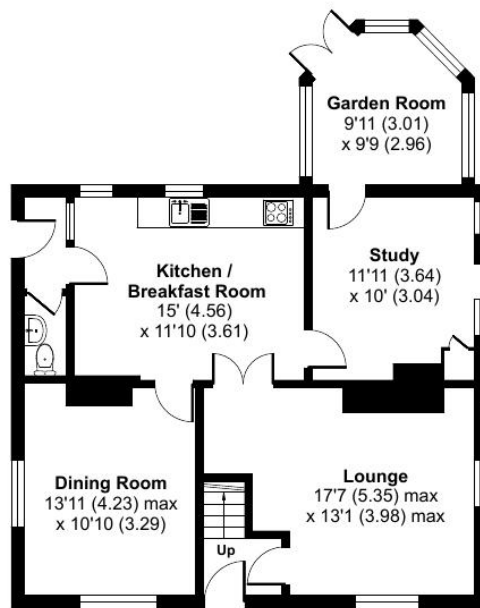
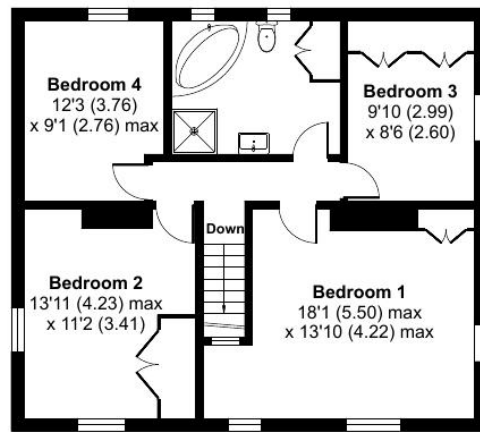
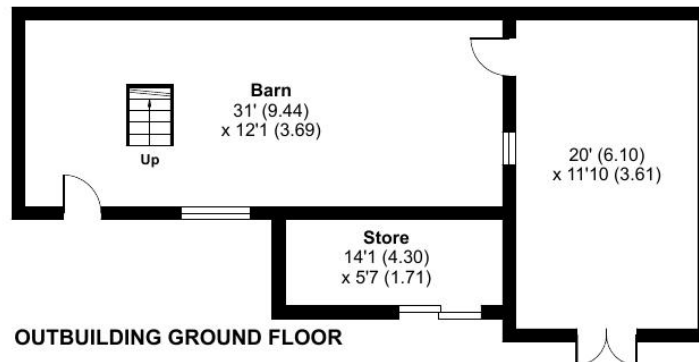


High Street, Fincham, King's Lynn, PE33

Approximate Area = 1668 sq ft / 154.9 sq m
 Outbuilding = 1569 sq ft / 145.7 sq m
 Total = 3237 sq ft / 300.6 sq m
 For identification only - Not to scale



OUTBUILDING 2 / 3 / 4



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2025. Produced for Longsons. REF: 1318868



High Street, Fincham, Kings Lynn, PE33 9EH

Absolutely fabulous, spacious detached four bedroom house simply oozing character and charm throughout, situated in the popular village of Fincham. This fantastic property offers versatile accommodation and plenty of potential. with three reception rooms and much more...

Viewing highly recommended!

Guide Price £500,000-£525,000 Freehold

EE

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



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Situated in the popular village of Fincham Longsons are delighted to bring to the market this absolutely fabulous, extremely well presented, spacious, detached four bedroom character property. This fantastic property simply oozes charm throughout and has much to offer including large two storey barn with two sets of double doors for vehicular access, a further large workshop with double doors providing vehicular access, three reception rooms, garden room, parking for several vehicles, gardens and much, much more!

Viewing highly recommended to fully appreciate all on offer.

Briefly, the property offers entrance hall, lounge, dining room, study, garden room, kitchen, cloakroom with WC, four bedrooms, bathroom, gardens, large two storey barn, large workshop, parking for several vehicles, oil fired central heating.

FINCHAM
Fincham is located between the market towns of Swaffham and Downham Market with Kings Lynn also close by. Situated in the catchment area to the popular St Martin at Shouldham Primary School, village amenities include hairdressers, pub (The Swan), restaurant (The Farmhouse), village hall and church. The village is close to the town of Downham Market offering a wide range of shops, pubs, restaurants and health care facilities plus a train station direct to Cambridge and London.





Entrance Hall

Entrance door to front, stairs to first floor, radiator.

Lounge

17'7" (5.36m) x 13'1" (3.99m)

Open fireplace, sliding sash windows to front and side with secondary glazing, two radiators.

Kitchen/Breakfast Room

15'0" (4.57m) x 10'10" (3.3m)

Kitchen units to floor, tiled work surface over, enamel one and a half bowl sink unit with mixer tap and drainer, space for large Range style electric cooker, space and plumbing for washing machine and slimline dishwasher, space for under counter fridge/freezer, tiles to floor, two radiators.

Side Lobby

9'10" (3m) x 6'4" (1.93m)

Entrance door opening to side, cupboard housing oil fired central heating boiler.

Cloakroom

Hand wash basin, WC, extractor fan.

Study

11'11" (3.63m) x 10'0" (3.05m)

Currently used for additional storage, built-in fitted cupboard; one currently housing tall upright fridge/freezer, UPVC double glazed window to side, tiles to floor.

Garden Room

9'11" (3.02m) x 9'9" (2.97m)

Double glazed garden room with pitched roof, French doors opening to rear garden, tiles to floor, radiator providing all year round usage, electric power.

Dining Room

13'11" (4.24m) x 10'10" (3.3m)

Previously a butcher's shop from 1871 to 1936, secondary glazed window to front, double glazed window to side with secondary glazing, radiator.

Stairs and Landing

Bedroom One

18'1" (5.51m) x 13'10" (4.22m)

Built-in wardrobe, feature cast iron fireplace, two sliding sash windows with secondary glazing to front, sliding sash window with secondary glazing to side, radiator.

Bedroom Two

13'11" (4.24m) x 11'2" (3.4m)

Feature cast iron fireplace, fitted wardrobes with curtains, sliding sash window to front with secondary glazing, UPVC double glazed window to side with secondary glazing.

Bedroom Three

9'10" (3m) x 8'6" (2.59m)

Built-in wardrobes, sliding sash window to side with secondary glazing, radiator.





Bedroom Four
12'3" (3.73m) x 9'1" (2.77m)

Double glazed window to rear with secondary glazing, fitted shelving, radiator.

Bathroom

Four piece bathroom suite comprising corner bath with mixer tap and hand held shower attachment, walk-in shower cubicle, wash basin set within fitted cabinet, WC, built-in cupboard housing hot water cylinder, tower radiator.

Outside Front

Front garden laid to patio slabs with laurel hedge to front perimeter and a selection of shrubs throughout.

Rear and Side Gardens

Very well maintained and presented gardens, driveway to the side providing off-road parking for numerous vehicles and access to workshops, a garden laid to lawn with paved patio seating areas, shrubs, plants and ornamental trees to beds and borders, three brick-built outbuildings providing two stores and one log storage, a further area to side laid to shingle with a selection of shrubs and an additional garden room positioned to watch the evening sunsets.

Two Story Barn/Workshop

Electric power and lights.
Ground Floor; 30' 11" x 12' 1" Two sets of double doors providing vehicular access for at least two vehicles, further workshop area to side with stairs to first floor.
First Floor; 31' x 12' 1" vaulted ceiling windows to front, rear and side.

Large Workshop
30'7" (9.32m) Max x 18'5" (5.61m) Max

Double doors providing vehicular access if required, windows to rear and side, electric power and lights.

Agent's Note

EPC rating D (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.

- Detached Four Bedroom House
- Oozing Character and Charm
- Three Reception Rooms and Garden Room
- Energy Efficiency Rating E53

- Parking for Several Vehicles
- Large Two Storey Barn and Workshop
- Gardens
- Oil Fired Central Heating

