

LANDLES



Willow Tree Cottage | 17a Ringstead Road | Heacham



CONVERTED COACH HOUSE

The detached & extended 2 bedroom, 2 bathroom house situated in a mature spot on the edge of popular Heacham village. Elevated Terrace, Double Glazing, Gas Rad CH & Parking.

Purchase Price £235,000

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www.landles.co.uk

- Entrance Hall
- Study
- Ground Floor Bedroom
- Bathroom
- Stairs to the First Floor Landing



- Living Room
- Kitchen / Diner
- Bedroom 2
- Shower Room
- Rear Vestibule

Heacham is a popular West Norfolk coastal village situated around 3 miles to the South of Hunstanton and around 14 miles to the North of King's Lynn. Well stocked, the village provides residents with access to a wide variety of amenities including supermarket, mini-market, medical practice & pharmacy, filling station, takeaways, village halls and golf club. Further amenities can also be easily accessed in neighbouring Hunstanton, Snettisham and King's Lynn's Hardwick Retail Park. The A149 provides direct access to the renowned North Norfolk coastline and delightful surrounding countryside with Royal Sandringham only a 10 minute drive away. **Willow Tree Cottage** is a detached 2 bedroom converted coach house set over 2 floors configured with the main living accommodation upstairs due to the property being built into the hillside. There is UPVC double glazing throughout and gas fired radiator central heating installed. There is parking to the front and a particular feature is the elevated rear patio garden. Understood to be once part of the grounds of the adjacent former mill house.

NOTE: Also being marketed is 17 Ringstead Road, Heacham, set to the rear – a detached house (of non-standard construction) in ground of approx. 0.33 acre stms. Further details from the selling Agents, LANDLES.

Entrance Hall

With UPVC front entrance door and radiator.

Study 8' 8" x 6' 2" (2.64m x 1.88m)

With panelling to walls and understairs cupboard. Through to;

Bedroom 1 17' 5" x 6' 10" (5.31m x 2.08m)

With 2 radiators.



Bathroom 8' 2" x 5' 8" (2.49m x 1.73m)

With low level WC, pedestal hand basin, panelled bath with tiled surrounds, airing cupboard and cupboard housing gas fired combi boiler.

Stairs to First Floor Landing

With sliding cupboard and hatch to roof space.

Living Room 17' 11" x 11' 2" (5.46m x 3.4m)

Dual aspect with 2 radiators and television aerial point.

Rear Vestibule

Door to rear garden.

Kitchen / Diner 18' 1" x 8' 4" (5.51m x 2.54m) (max)

With fitted base units, fitted worktops, stainless steel sink with drainer & monobloc tap, electric oven, electric hob, point & space for a washing machine, tiled surrounds, 2 radiators and storage cupboard.

Bedroom 2 9' 8" x 8' 10" (2.95m x 2.69m)

With radiator.

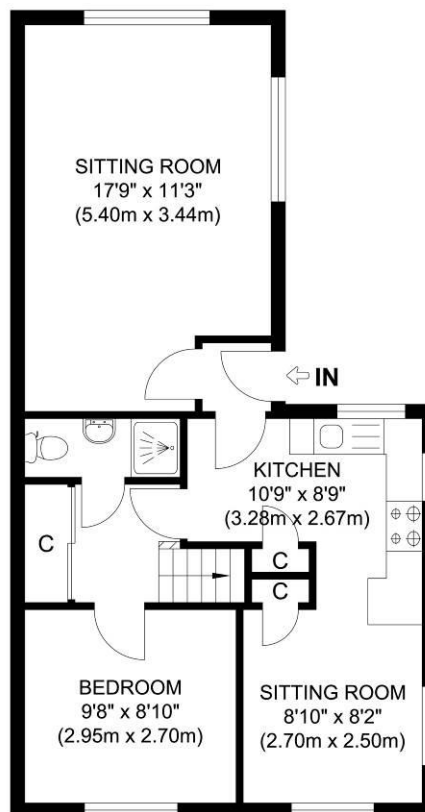
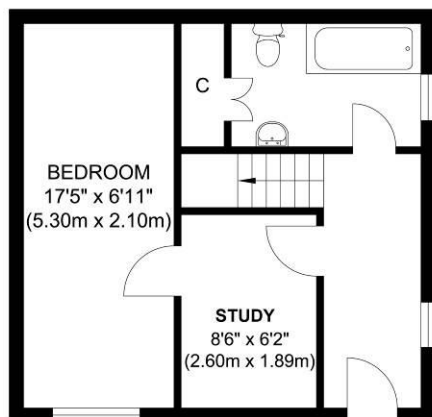
Shower Room 6' 9" x 3' (2.06m x 0.91m)

With low level WC, hand basin, shower cubicle with electric shower & concertina door, tiled surrounds and extractor.

Outside

The property fronts onto Ringstead Road, slight set back, and is accessed via a shared driveway. There is off street parking for a single vehicle to the front. At the rear the property benefits from a fully paved, low maintenance garden.





17A Ringstead Road, Heacham, PE31 7JA

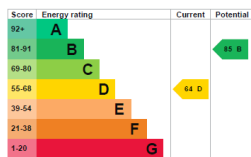


Illustration for identification purposes only, measurements are approximate, not to scale.

Title: 17a Ringstead Road is being offered as a self-contained dwelling to be separated from the existing Land Registry Title that includes 17 & 17a. The private access track to the side belongs to 17 and 17a will have full unfettered rights of access and be required to share maintenance costs.

Energy Performance Certificate (EPC) The EPC for this property is provided by an Energy Assessor independent of LANDLES. Applicants should view the complete EPC report online at <https://www.epcregister.com/reportSearchAddressByPostcode.html> and searching by postcode.

Services All mains services are understood to be available. These services and related appliances have not been tested.

Council Tax Enquiries indicate the property is assessed at Council Tax Band "B" with a current annual charge of £1,653.67, 2023/2024.

Tenure Freehold. Vacant possession upon completion.

Viewing Further details and arrangements for viewing may be obtained from the appointed selling agents, LANDLES

Negotiations All negotiations in respect of this property are to be carried out strictly via the Agents, LANDLES

Anti-Money Laundering Directive: Prospective purchasers will be required to provide the usual PROOF OF IDENTITY documents at the stage of agreeing a subject to contract sale.

OFFER REFERENCING: Applicants who wish to put forward subject to contract offers agree to the selling agents, LANDLES, making the usual enquiries in respect of chain checking, to provide evidence of a lenders mortgage application in principal note, and to provide proof of funds on request, etc.

Privacy Statement: The LANDLES Privacy Statement is available to view online or upon request.

SUBJECT TO CONTRACT: ALL NEGOTIATIONS IN RESPECT OF THIS PROPERTY REMAIN SUBJECT TO CONTRACT AT ALL TIMES. Please read the IMPORTANT NOTES included on these Particulars.

IMPORTANT NOTES | LANDLES for themselves and for the Vendors or Lessors of this property whose Agents they are give notice that (i) the particulars are produced in good faith and are set out as a general guide only do not constitute any part of a contract and LANDLES accepts no responsibility for any error omission or mis-statement in these particulars (ii) no person in the employment of LANDLES has any authority to make or give any representation or warranty **whatever** in relation to this property (iii) any plans produced on these particulars are for illustrative purposes only and are not to scale, any area or other measurements stated are subject to measured survey (iv) unless specifically referred to in these particulars any chattels, garden furniture or statuary, equipment, trade machinery or stock, fittings etc is excluded from the sale or letting whether appearing in images or not (v) Applicants should make their own independent enquiries into current USE or past use of the property, any necessary permissions for use and occupation and any potential uses that may be required (vi) all prices and rents are quoted subject to contract and NET of VAT unless otherwise stated (vii) the Agents take no responsibility for any costs applicants may incur in viewing the property, making enquiries or submitting offers (viii) any EPC indicated in these particulars is produced independently of LANDLES and no warranty is given or implied as to its accuracy or completeness.

LANDLES

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