



Flint Cottage | Back Street | Harpley



The attractive period cottage faced in traditional Norfolk flint on an exceptionally sized, mature plot of nearly 1 acre (stms)

Situated on a quiet lane raised and screened from the road in one of West Norfolk's most sought after villages.

Rare opportunity to acquire such property with much potential

Average Plot Depth 360ft

Purchase Price £675,000

Folio: B/515ts





- Hall & Conservatory / Lobby
- 3 Reception Rooms
- Kitchen & Breakfast Room
- Downstairs Bathroom & Shower Rm
- Stairs to First Floor Landing
- 3 / 4 Bedrooms
- Bathroom / Dressing Room



- Detached Ancillary Stores & Potting Shed
- Open Fronted Double Garage
- Exceptional Gardens extending to 0.9 Acres (stms)
- Oil Fired Radiator CH
- Highly sought after village location

Harpley is a charming village situated between the towns of King's Lynn, Fakenham and Swaffham in North West Norfolk. A sought-after residential location, the area is popular for those seeking country living whilst still being within easy reach of local amenities. The village benefits from a local primary school, village hall and St Lawrence's Church with neighbouring Great Massingham further providing a convenience store, Post Office, café and surgery along with the vibrant Dabbling Duck pub and active tennis club. Originally understood to have been three individual properties, **Flint Cottage** is a quintessential "chocolate box" residence. Faced with an attractive vernacular flint façade, the property is offered to the market for the first time in many years and has been well enjoyed by Vendor. Deceptively spacious with a wealth of period features, the internal accommodation offers three reception rooms, a fitted traditional pine kitchen with breakfast room along with four bedrooms to the first floor. Externally, the nicely maintained, mature gardens are a particular highlight. Delightfully private and extending to circa 0.9 acres (stms), there are a range of established bushes, trees and shrubs with far reaching views over the adjacent rolling countryside through the trees. The front of the property is equally as private being set up from Back Street and screened by hedging. Mostly laid to lawn, there are manageable borders along with a superb specimen magnolia tree. Considered to have great potential, the property now offers a new occupier an excellent opportunity to modernised and tailor the accommodation to suit their own requirements.

Sitting Room 15' 11" x 13' 10" (4.85m x 4.22m)

With exposed ceiling beams, fireplace with iron grate, exposed brick surround and oak mantle, radiator and BT telephone point.

Dining Room 14' 10" x 14' 3" (4.52m x 4.34m)

With exposed ceiling beams, fireplace with exposed brick surround, radiator, points for wall lights and stairs to the first floor landing with wooden banister & decorative wrought iron spindles.

Snug 15' x 14' 9" (4.57m x 4.5m)

With exposed ceiling beams, fireplace with exposed brick surround and oak mantle, radiator and staircase to first floor bedroom.

Kitchen 12' 4" x 9' (3.76m x 2.74m)

With fitted pine fronted wall & base units, fitted worksurfaces, integrated electric oven, electric hob with extractor above, sink with monobloc tap, space for an undercounter fridge & freezer, tiled surrounds, exposed ceiling beams and radiator. Pantry cupboard with shelving and additional storage cupboard. Open to;

Breakfast Room 15' 2" x 8' 7" (4.62m x 2.62m)

With fitted pine wall & base units, fitted worksurfaces, 1½ bowl sink with drainer & monobloc tap, point & space for a dishwasher, tiled surrounds and radiator.

Hall 9' x 7' 4" (2.74m x 2.24m)

With stable door from the Conservatory, exposed ceiling beams and radiator.

Conservatory 10' 10" x 9' 11" (3.3m x 3.02m)

With personnel entrance door, French doors to the courtyard and radiator. Door to Utility Area and Store.

Downstairs Bathroom 9' x 7' 10" (2.74m x 2.39m)

With low level WC, pedestal hand basin, panelled bath with mixer tap and shower extension, tiled surrounds and storage cupboard.

Lobby

With rear door to the courtyard and radiator.

Downstairs Shower Room 7' 1" x 3' 7" (2.16m x 1.09m)

With low level WC, hand basin, shower cubicle with sliding door and radiator.

Stairs to First Floor Landing 14' 10" x 14' 7" (4.52m x 4.44m)

Stairs from Ground Floor with wooden banister & decorative wrought iron spindles, point for wall light, radiator and storage cupboard.

Bedroom 1 15' 3" x 14' 7" (4.65m x 4.44m)

With decorative cast iron fireplace with surround and mantle, radiator and stairs from Ground Floor Snug.

Bedroom 2 16' 3" x 14' 4" (4.95m x 4.37m) (max)

Dual aspect with decorative cast iron fireplace, radiator and fitted cupboard housing the hot water cylinder with programmer.

Bedroom 3 12' 9" x 8' 9" (3.89m x 2.67m) (sloping ceiling)

With exposed ceiling beams, storage cupboard with shelving and radiator.

Bedroom 4 15' 3" x 8' 11" (4.65m x 2.72m) (sloping ceiling)

With exposed ceiling beams and radiator. Currently accessed via Bedroom 1 – potential to re-configure using second staircase OR private dressing room to main bedroom.

Bathroom / Dressing Room 15' 4" x 8' 10" (4.67m x 2.69m) (sloping ceiling)

With low level WC, pedestal hand basin, panelled bath, tiled surrounds, built in pine wardrobes with hanging rail and exposed ceiling beams.







THE GROUNDS

The grounds of Flint Cottage extend to around 360ft in depth and are considered a particular stand out feature. Raised from Back Street and screened by hedging, there is a gated driveway laid to gravel providing ample off street parking for several vehicles along with access to the open fronted **Double Garage 19' 5" x 14' 11"** (5.92m x 4.55m) with power connected. The front garden area is mostly laid to lawn with manageable borders and includes an impressive specimen magnolia tree. With an overall plot size of circa 0.9 acres (stms), the rear formal garden is delightfully private and has been well maintained by the Vendors. Stocked with a range of established trees, bushes and shrubs with rolling countryside views over neighbouring fields.

OUTBUILDING

Flint and pantiled outbuilding comprising;

Utility Area 8' 4" x 7' 9" (2.54m x 2.36m)

With base unit with sink, connection for a washing machine and UPVC side door to garden.

Store Room 9' x 3' (2.74m x 0.91m)

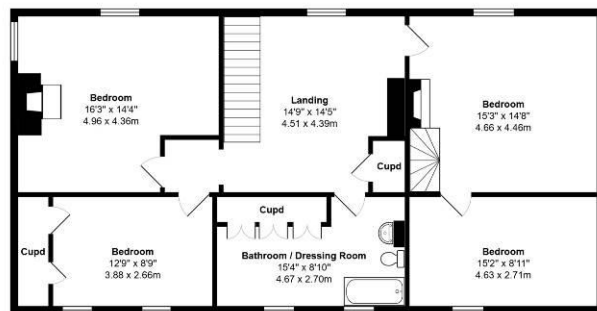
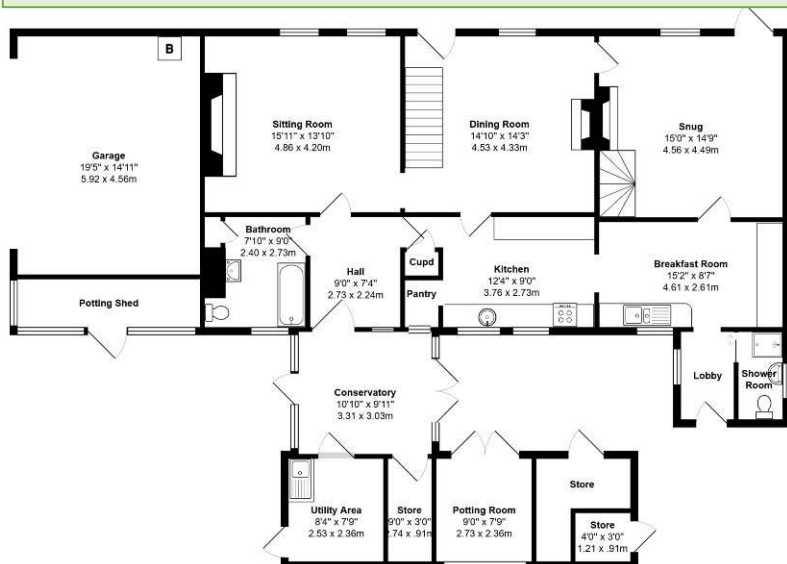
Potting Room 9' x 7' 9" (2.74m x 2.36m)

Store Room 8' 2" x 7' 8" (2.49m x 2.34m) (max)

Store Room 4' x 3' (1.22m x 0.91m)

LOCATION PLAN – For Identification Purposes Only

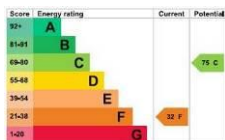




Flint Cottage, 3, Back Street, Harpley, King's Lynn, Norfolk PE31 6TU

Total Area Approx: 2403 ft² ... 223.2 m² (excluding Utility Area, Store, Potting Room, Garage & Potting Shed)

Illustration for Identification Purposes Only. All measurements are approximate and not to scale



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 Mains water, electricity & drainage 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 "C" with a current annual charge of £1,937.66, 2024/2025.

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 REFERRING: 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.

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