

Aldreds
Estate Agents



Castle Farmhouse Castle Lane

West Caister, NR30 5SN

£400,000



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Aldreds are pleased to offer this rare opportunity to acquire a detached farmhouse on a large established plot in an idyllic rural setting surrounded by farmland. This roomy house has been well maintained and offers a flexible layout of accommodation that would suit a growing family with an entrance porch leading to the central entrance lobby, spacious living room, dining room, modern kitchen/breakfast room, separate utility room, rear lobby, shower room and rear porch on the ground floor. On the first floor a landing serves four good sized bedrooms and a family bathroom. Outside there is a large driveway and space to build a garage if required and lawned gardens surrounding the property. The property also benefits from oil central heating, double glazed windows, new roof and drainage. An early viewing is recommended of this chain free home offering great potential.

Entrance Porch

6'7" x 3'11" (2.02 x 1.20)

Part double glazed pvc entrance door, radiator, internal door to:

Entrance Lobby

Stairs to first floor, doors leading off to:

Living Room

17'1" x 11'0" (5.21 x 3.37)

Delightful light and airy main reception room with a central feature fireplace with inset cast iron multi fuel burner on a quarry tiled hearth and timber beam over, triple aspect double glazed windows to front and side aspects, two radiators, stripped wood flooring, tv point, door to:

Kitchen/Breakfast Room

14'7" x 14'7" narrowing to 9'9" (4.47 x 4.47 narrowing to 2.98)

Modern fitted kitchen with a n l-shaped arrangement of wall and matching base units with work surface over and matching upstands, space and plumbing for a dishwasher, built in electric double oven and four ring ceramic hob, single drainer one and a half bowl sink unit, patterned tiled flooring, double aspect double glazed windows to side and rear aspects, radiator, door to:

Dining Room

11'3" x 10'0" (3.45 x 3.06)

Corner cast iron open fireplace with tiled slips and hearth, radiator, stripped wood flooring, double aspect double glazed windows to front and side aspects.

Utility Room

6'11" x 6'8" (2.13 x 2.04)

Accessed from the kitchen with fitted wall and matching base unit with work surface over and single drainer stainless steel sink unit, tiled flooring, radiator, double glazed window to rear aspect, door to:

Rear Lobby

Radiator, doors leading off to:

Shower Room

Modern suite with corner quadrant aqua panelled shower cubicle with mains fed shower fitting, vanity unit with inset wash basin, low level wc with concealed cistern, extractor fan, frosted double glazed window to side aspect, vinyl flooring, radiator.

Rear Porch/Cloakroom

Double glazed window to rear, radiator, quarry tiled flooring, part frosted double glazed pvc door to rear.

First Floor Landing

Access to the loft space, fitted carpet, doors leading off to:





Bedroom 1

17'1" x 11'0" (5.21 x 3.36)

Including a cast iron open fireplace, two double glazed windows to side aspect overlooking the garden and farmland beyond, radiator, door to interconnecting walk in storage cupboard that leads through to:

Bedroom 2

11'4" x 9'1" (3.46 x 2.77)

Radiator, double glazed window to side aspect.

Bedroom 3

11'3" x 7'1" (3.45 x 2.17)

Including fitted wardrobes with sliding door front, double glazed window to the rear providing delightful views over farmland, radiator.

Bedroom 4

Including fitted wardrobes with sliding door front, double glazed window to the rear providing delightful views over farmland, radiator.

Family Bathroom

8'1" x 7'7" (2.48 x 2.33)

Outside

The property sits centrally in established wrap around lawned gardens with established trees and wooded boundary. The plot is of a generous size and offers scope for further expansion if required. On the front corner of the property is a large area of driveway hardstanding for car parking with space beyond to build a garage if required (subject to usual consents).

Tenure

Freehold

Services

Mains water and electric. Heating is via an external oil fired boiler and drainage is via a recently updated septic tank drainage system.

Council Tax

Great Yarmouth Borough Council - Band 'D'

Location

West Caister is a small rural village located approximately half a mile from Caister-on-Sea. Caister-on-Sea is a popular coastal village approximately 3 miles north of Great Yarmouth * There are a variety of local shops * Post Office * First, Middle and High schools * Golf Course * Regular bus services to Great Yarmouth * Caister also boasts Roman Ruins * a sandy beach and its own Historic Castle.

Directions

From Yarmouth proceed North along the A149 Caister Road, past the Yarmouth Stadium, at the roundabout take the left hand exit onto the Caister Bypass, just by the footbridge over the road turn left into West Caister, follow the road for approximately one third of a mile to the top of the hill and at the crossroads turn right in to Castle Lane. After another third of the mile the property can be found on the right hand side opposite Caister Castle.

Ref: Y12523/09/25/CF



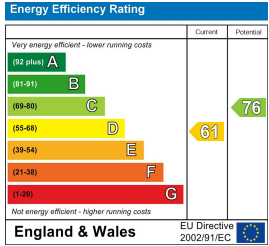
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Aldreds Great Yarmouth Office on 01493 844891 if you wish to arrange a viewing appointment for this property or require further information.

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