



Chapel Farm House | Bow Hill | Marlingford | NR9 5HN

£3,000 PCM



The Features

- Detached 4/5 bedroom period farmhouse set within a 0.3 acre plot
- Boasting over 3,400 sq. ft. of generous and versatile living spaces, plus cellar
- 18'2" main bedroom with dressing room and en-suite bathroom
- Three further double bedrooms and a study/bedroom five on the ground floor
- 29'5" kitchen/breakfast room with island unit, opening to the 16'8" dining room
- Triple aspect lounge and separate sitting room, both featuring inset wood burners
- Two ground floor WCs, first floor bathroom, and two en-suites
- Oil fired central heating and double glazing, plus additional £100 pcm for water
- Triple cart shed with storage area and extensive gardens
- Available from mid November, with £100 pcm additional charge for water

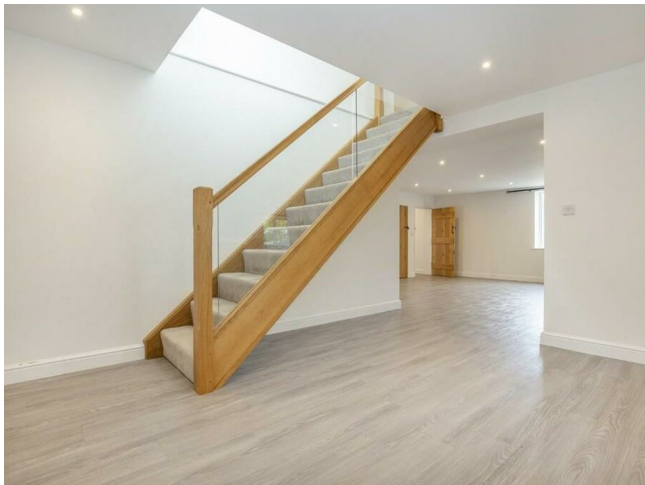
About the Property

This beautiful detached 4/5 bedroom period farmhouse offers over 3,400 sq. ft. of generous and flexible living space, set in a rural location surrounded by open fields and woodland. Despite its tranquil setting, the property is conveniently placed within easy reach of both Norwich, the A47, and the A11, ideal for those needing good transport links.

The house has been sympathetically refurbished throughout, blending character features with modern finishes. The ground floor includes a stunning 29'8" kitchen/breakfast room with an island and opening through to the dining room, a triple-aspect lounge and separate sitting room, both with inset wood burners, a study or potential fifth bedroom, and a utility room. There are also two ground floor WCs. Upstairs you'll find four spacious bedrooms, including an 18'2" main bedroom with dressing area and en-suite, a family bathroom, and an additional en-suite.

Outside, the property sits within around 0.3 acres of gardens with a Triple cart shed for parking and storage. A private driveway leads to a walled parking area and the gardens enjoy open countryside views and a patio area. The property is available from mid November, with an additional £100 per month payable for water.





AGENTS NOTE

Please note that the images reflect the property during a previous tenancy.

Directions

From Watton Road (B1108), turn into Bow Hill towards Marlingford. As the road bends sharply left before the river and watermill, bear right onto the track. Continue for around half a mile before turning left where the track splits – the property is at the end on the left-hand side.

Disclaimer

While we have made every effort to ensure that these details provide a fair and accurate representation of the property at the time of listing, they are intended for guidance only. Please be aware that we do not consult with management companies, planning departments, or building control in preparing these details. We strongly recommend that you review the property and its surrounding area on Google Maps and Street View before scheduling a viewing. Note that the photographs do not imply that any depicted items are included, the quoted measurements are approximate, and the fixtures, fittings, and appliances have not been tested, so their functionality cannot be guaranteed. If any specific detail is particularly important to you, we advise seeking professional verification

SUMMARY OF FEE'S PAYABLE BY TENANTS

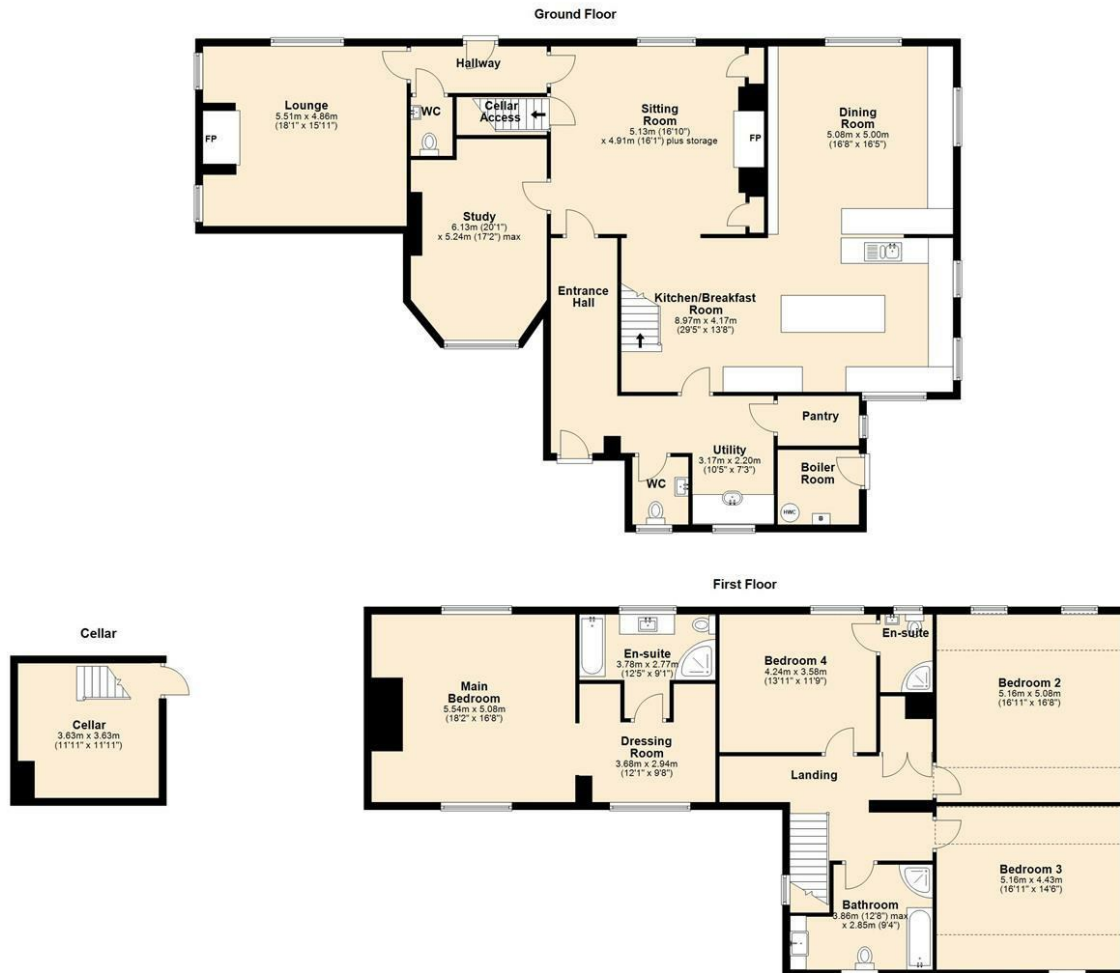
Please be aware that your tenancy may be subject to the following fees. All charges include VAT at the current rate of 20%, but these amounts may change if the VAT rate increases.

For All Tenancies:

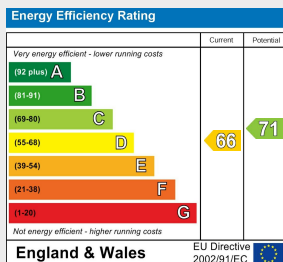
- Holding Deposit: Equal to one week's rent*.
- Advance Rent: Less the holding deposit paid.
- Security Deposit: Equivalent to 5 weeks' rent.
- Changes or Amendments to Terms During Tenancy requested by the tenant: £50.
- Late Rent Payments: Charged once rent is 14 days overdue, at a rate of 3% above the Bank of England base rate, starting from the first day of arrears.
- Lost Keys or Security Devices: Charged at the actual cost of replacement.
- Early Release: If you request to end the tenancy earlier than the end date specified in the tenancy agreement (or in accordance with any break clause), your landlord is not obligated to agree to this request. However, if the landlord does agree, they may require you to reimburse them for any financial losses incurred as a result. This could include, but is not limited to, the equivalent of the letting fee already paid by your landlord to us, calculated on a daily rate from the date you wish to end the tenancy until the date you are contractually able to do so.

* This amount is paid once your offer for a property is accepted. It will be deducted from the total balance due at move-in, so you are not paying it twice. Please be aware that this deposit may be forfeited if you later withdraw your offer, if the tenancy does not proceed due to providing misleading or incorrect information, or if your credit references fail





Every effort has been made to ensure the accuracy of the floorplan provided. However, measurements of doors, windows, rooms, and other items are approximate, and no responsibility is accepted for any errors, omissions, or inaccuracies. This floorplan is for illustrative purposes only and should be used as such by prospective tenants. The services, systems, and appliances depicted have not been tested, and no guarantee is made regarding their functionality or efficiency. Plan produced using PlanUp.



Tenure:
Council Tax Band: G
Local Authority: South Norfolk

You can also scan the QR code to view the property online. This will take you directly to our website, where you'll find additional photos, detailed floorplan, and all the key information in line with Parts A, B, and C of the Material Information guidance for property listings. You'll also be able to browse our other available properties there.



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We are Butterfly Lettings LTD trading as Butterfly Homes with registered number 15893663 and address C/O Shaw & Co 3 Colegate Norwich Norfolk NR3 1BN