



Old Farm House, The Street, Swanton Abbott, Norwich, NR10 5DU

welcome to

Old Farm House, The Street, Swanton Abbott, Norwich

>>> TRADITIONAL AUCTION - DATE 24th JUNE <<<

Sitting on a generous plot of 1.3 acres (stms), this property offers fantastic potential for renovation throughout, from the main Cottage residence to the useful outbuildings including a Barn.



Important Notice:

For each Lot, a contract documentation fee of £1,500 (inclusive of VAT) is payable to Barnard Marcus Auctions by the buyer. The seller may charge additional fees payable upon completion. If applicable, such fees are detailed within the Special Conditions of Sale. Buyers are deemed to bid in full knowledge of this.

The Guide Price quoted must not be relied upon by prospective purchasers as a valuation or assessment of value of the property. It is intended to provide purchasers with an indication of the region at which the reserve may be set at the time of going to press. The guide price may be subject to variation and interested parties are advised to make regular checks for variations and should be aware that the reserve price may be either below or above the quoted guide price.

Prospective purchasers should also be aware that the eventual sale price may be above or below the guide level dependent upon competition and should therefore not presume the guide to be indicative of the final expected sale price or the price the property is available at.

Important Notice Continued:

When setting the guide price, the auctioneers have given consideration to the seller's instructions in respect of their indicated reserve price at the time of instruction. The reserve price, (the level below which the property will not be sold), remains confidential between the seller and the auctioneer. The guide price, therefore, is intended to indicate the region at which the reserve price is intended to be set. The seller will confirm their final reserve price close to the auction date and if appropriate the auctioneers may adjust the guide price to reflect this.

Whilst Barnard Marcus make every effort to ensure the safety and security of viewers at properties, we have not carried out a detailed Health & Safety inspection of properties in our auctions and cannot therefore guarantee the safety and security of viewers.

Prospective purchasers and bidders attend properties entirely at their own risk. Particular care should be taken when accessing cellars, attics, exterior grounds and outbuildings and boundaries. All non-conducted inspections of vacant sites should be made in daylight hours only and entry into such sites is entirely at the viewers risk.



Important Notice Continued:

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage, and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Photographs and Measurements: Some images may have been taken by a wide angled lens camera. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER SEQUENCE (UK) LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Entrance Porch

Door opens into small porch with windows & internal door to hall.

Hall

Window, radiator & exposed timbers. Doors to Dining Room, Living Room & downstairs Bathroom.

Living Room

16' 9" x 16' 9" (5.11m x 5.11m)

Double aspect room with 3 windows, brick fireplace, exposed timbers & stairs to first floor.

Dining Room

15' 9" x 23' 1" max (4.80m x 7.04m max)

Double aspect room with 2 windows, radiator, exposed timbers, fireplace and stairs to first floor.

Kitchen

16' 11" max x 10' 7" + recess (5.16m max x 3.23m + recess)

Fitted with wall & base units, work surface over with stainless steel sink & drainer unit and cooker. 2 windows, exposed timber and door to second porch.

Downstairs Bathroom

Suite comprising low level WC, wash basin, bath & window.

First Floor Landing

Accessed from the Living Room with doors to Bedroom One & Bedroom Two.

Bedroom One

13' 4" max x 17' 11" (4.06m max x 5.46m)

2 windows, radiator & exposed timbers. Door to En-suite bathroom with bath, wash basin and radiator. Door to Cloakroom with WC.

Bedroom Two

10' 11" x 16' (3.33m x 4.88m)

Built-in cupboard & window. Door to Bathroom.

Bathroom

Suite comprising low level WC, wash basin, bath & window. Opens to Bedroom Three.

First Floor Landing

Accessed via Dining Room with doors to Bedrooms Three & Four.

Bedroom Three

9' 10" x 15' 9" (3.00m x 4.80m)

Built-in cupboard, radiator & window.

Bedroom Four

Window.

Outside

The property has a long driveway leading to the property and providing ample off-road parking. There are generous gardens to all sides measuring approximately 1.3 acres (stms).

To the side of the property is a large single storey Workshop which measure 78'5" x 14'11" and has a large red brick Barn which measures 76'3" x 10'6" plus recesses.



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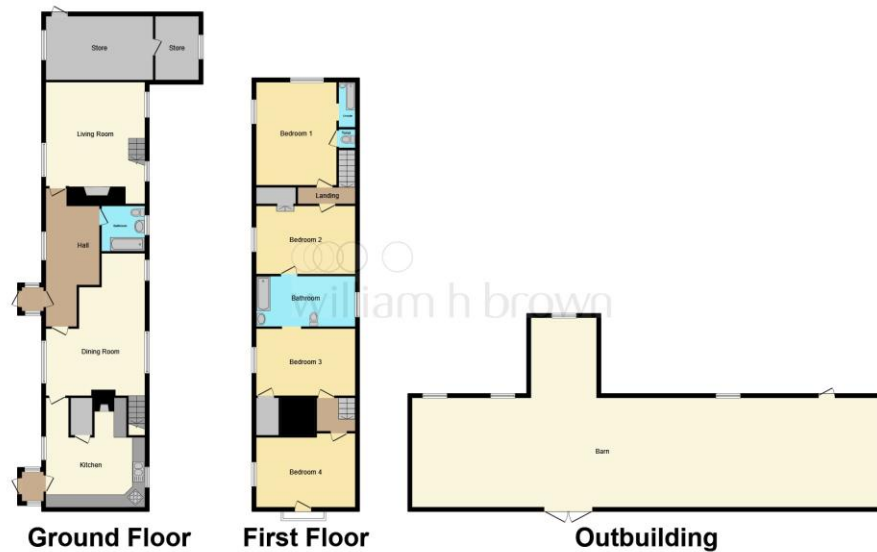
Old Farm House, The Street, Swanton Abbott

- Sold via Traditional Auction
- OPEN HOUSE DATES:
- Monday 26th May 2pm-3pm
- Saturday 31st May 1pm-2pm
- Friday 6th June 4pm-5pm
- Saturday 14th June 1pm-2pm
- Detached Cottage
- Renovation Potential Throughout

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: F

guide price

£360,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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Property Ref:
AYS109921 - 0003

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