



**Banyards Place, Runcton Holme, King's Lynn, PE33 0AL**



**welcome to**

**Banyards Place, Runcton Holme, King's Lynn**

**\*\* ONE ACRE of equestrian land \*\*** A well-presented three bedroom detached bungalow situated in the quiet village of Runcton Holme, sitting on a generous plot of one acre (stms), with paddocks, stables & outbuildings, as well as field views as far as the eye can see. Must be seen!



### Accommodation:

Double-glazed entrance door to:

### Entrance Hall

Door to the front. Tiled flooring. Radiator.

### Shower Room

Fitted with shower cubicle & double-glazed window to the side.

### Lounge

16' 6" max x 14' 6" ( 5.03m max x 4.42m )  
Double-glazed window to the front. Fireplace with LPG fire. Radiator. Television point. Double-glazed sliding doors to the side. Archway to dining room.

### Dining Room

12' 1" x 11' ( 3.68m x 3.35m )  
Double-glazed sliding patio doors to the side leading to the rear garden. Double-glazed window to the side.

### Kitchen

18' 1" x 9' 7" ( 5.51m x 2.92m )  
This fitted kitchen includes a range of wall and base units with work surfaces over, a one and a half bowl sink and drainer unit, and a free-standing electric cooker. There is also space for a fridge/freezer, as well as a cupboard housing boiler, and a pantry. Metro tiled splashbacks. Double-glazed window to the front.

### Utility Room

13' 2" x 6' 7" ( 4.01m x 2.01m )  
Plumbing for a washing machine. Two double-glazed windows & door to the side.

### Bedroom One

17' 1" x 9' 9" ( 5.21m x 2.97m )  
Double-glazed windows to the front and sides.  
Wood effect flooring. Built-in wardrobes.

### Bedroom Two

12' 2" x 8' 5" ( 3.71m x 2.57m )  
Double-glazed window to the rear.

### Bedroom Three

12' 7" max x 11' 8" ( 3.84m max x 3.56m )  
L-Shaped room. Double-glazed window to the rear.  
Radiator.

### Bathroom

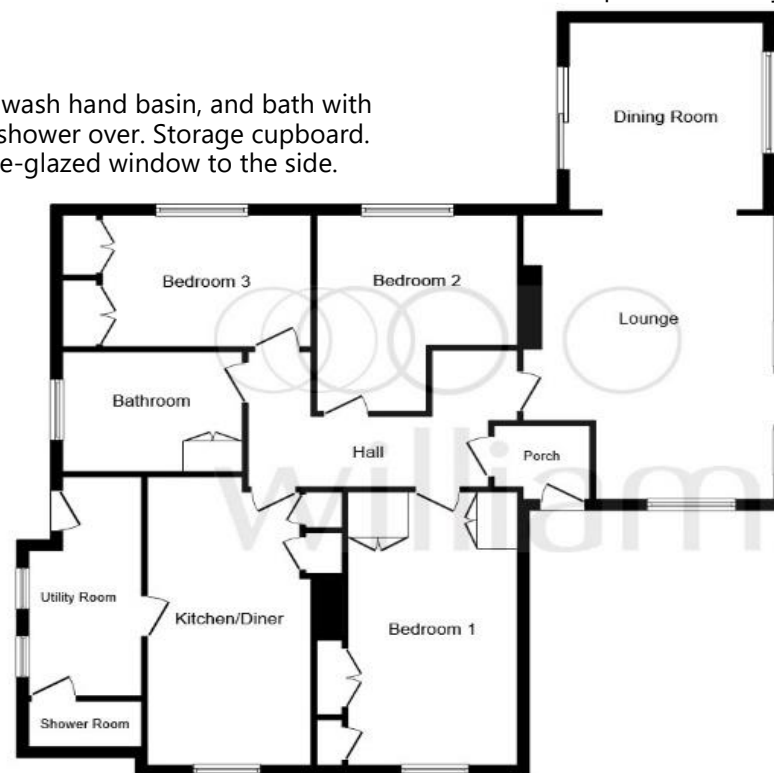
Fitted with WC, wash hand basin, and bath with mixer taps and shower over. Storage cupboard.  
Radiator. Double-glazed window to the side.

### Outside

To the front of the property there is a shingle driveway providing parking for several cars. This leads to the 5 bar gate giving vehicular access to the rear garden. The land to the rear of the property consists of one acre (stms), including a paddock with stables and various outbuildings.

### Agent's Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.



**Floor Plan**



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## **Banyards Place, Runcton Holme, King's Lynn**

- 3 bedroom detached bungalow with extensive field views
- Sitting on a ONE ACRE plot
- Stables & paddocks
- Shower room & bathroom
- Lounge, kitchen/diner & separate dining room

Tenure: Freehold EPC Rating: D

offers in excess of

**£375,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DHM109878 - 0002

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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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