



**Foldgate Lane, Wiggenhall St. Mary Magdalen, KING'S
LYNN, PE34 3DA**

welcome to

Foldgate Lane, Wiggenhall St. Mary Magdalen, KING'S LYNN

A truly unique opportunity to purchase a generous home boasting approximately 3000 square feet of versatile living accommodation. Strawberry Fields offers a fantastic lifestyle of peace and tranquillity on its impressive acreage of in excess of 7.5 acres offering the possibility of equestrian use!



Description

A truly unique opportunity to purchase a generous home boasting approximately 3000 square feet of versatile living accommodation. Strawberry Fields offers a fantastic lifestyle of peace and tranquillity on its impressive acreage of in excess of 7.5 acres (stms), offering the possibility of equestrian use. One of the unique points to the home is how the acreage could be utilized; the various outbuildings and 9000sqft open sided barn which offers direct access to the rear paddocks, allow all kinds of possibilities from hobby enthusiasts, workshops or those that require space for a business. The accommodation of the home has a versatile feel throughout and also appeals to those that have the requirement for multigenerational/self contained living or the possibility of an income stream via Bed and Breakfast accommodation. The way the current accommodation is configured, offers a large reception hallway to welcome guests on arrival and set the tone for the property. From the reception hallway, access is granted to the sitting room, first floor bedroom with en-suite and the ground floor bedrooms and bathrooms. The Sitting Room faces the rear of the house and boasts picturesque garden views. A fantastic cinema room comes off of the sitting room adding another relaxing space, and a study provides an area for those that require working from home. The kitchen is modern and offers an abundance of storage space, whilst opening through to the dining room which is generous in size & can accommodate a large dining table. Further to this is a large utility room, measuring approximately 21ft x 15ft, which also incorporates a WC. Of the five double bedrooms, four are on the ground floor, with two benefiting from en-suite shower rooms, and another offering a large dressing room. The fifth bedroom is located to the first floor, and again benefits from an en-suite shower room & beautiful views over the property to the rear. In addition, you will find a family bathroom & large walk in pantry/storage cupboard to the ground floor.



External Description

A driveway to the side of the property provides off-road parking for multiple vehicles & leads to the detached double garage. To the rear of the house is a private, enclosed terraced area with a garden pond. Beyond this is a formal, low maintenance garden with gravelled pathways & a timber summerhouse. The rest of the grounds are made up of a number of outbuildings, including a large, open sided barn equating to approximately 9000 square feet, two field shelters for horses, and two large paddocks.

Location

Located on the edge of Wiggshall St. Mary Magdalen, the village offers a primary school, church and public house. Wiggshall St Mary Magdalen is approximately 6 and 7 miles respectively from the towns of Downham Market and Kings Lynn, both of which offer a wide variety of shops, supermarkets & restaurants, alongside both towns offering a mainline train stations with direct links to Ely, Cambridge & London Kings Cross.

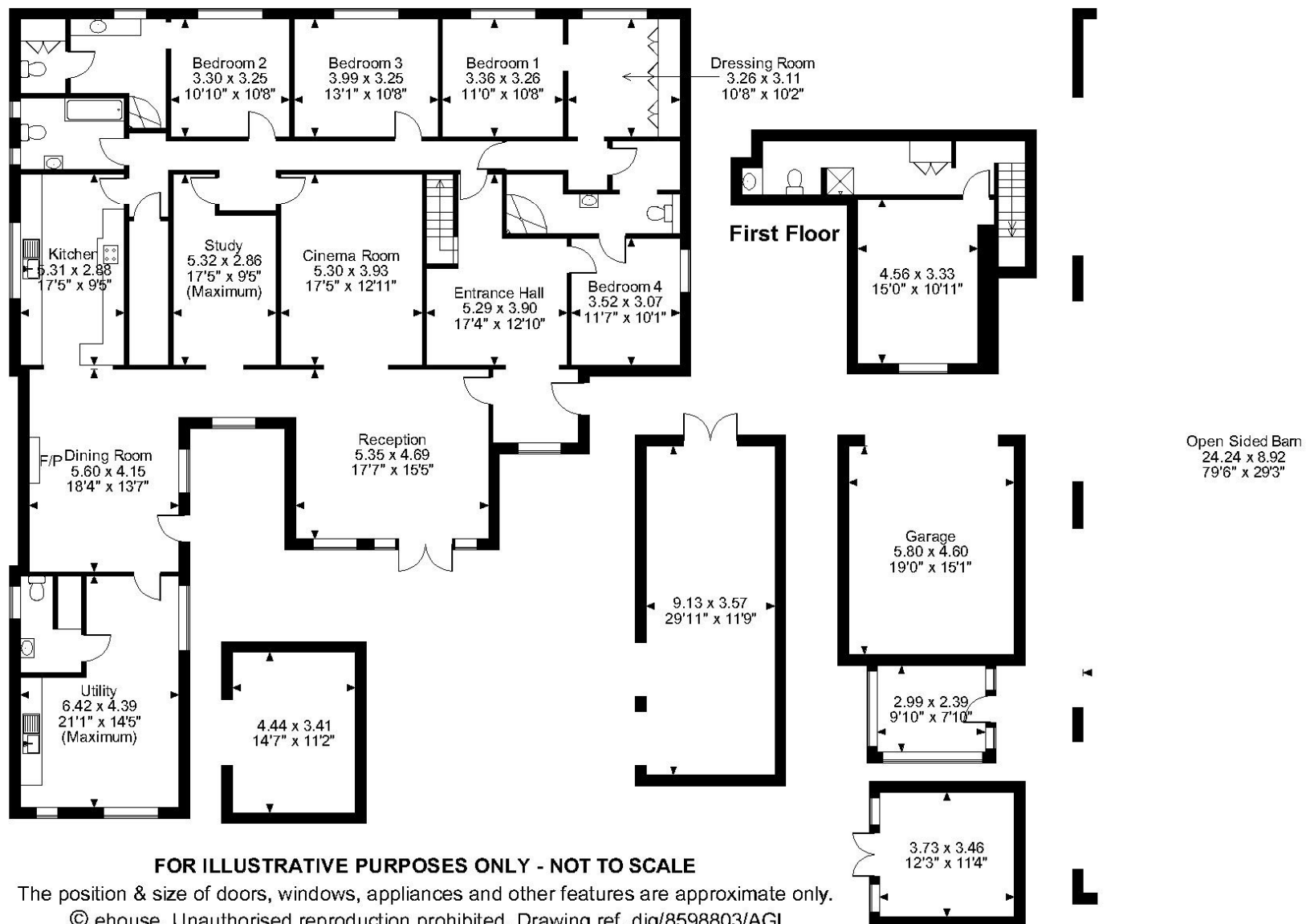
Agent's Note

There is an existing Right of Way at the property, please enquire with the branch for further details. Waste from the property is served by a cess pit of private supply & Heating to the property is served by LPG gas. Please contact the branch for more information if required.

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Strawberry Fields, Foldgate Lane Wigganham St. Mary Magdalen, King's Lynn



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Foldgate Lane, Wighenhall St. Mary Magdalen, KING'S LYNN

- Plot measures in excess of 7.5 acres (STMS)
- Property boasting approximately 3000 square feet of accommodation
- Five Double Bedrooms
- Ample Parking
- Variety Of Outbuildings

Tenure: Freehold EPC Rating: E

£750,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DHM111778 - 0004

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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