



**Cottage Farm Mews, The Street, Marham, King's Lynn, PE33  
9JQ**



**welcome to**

**Cottage Farm Mews, The Street, Marham, King's Lynn**

A beautifully presented four bedroom barn conversion with field views, which has been finished to a very high standard, yet still maintains the property's original character. The property boasts a spacious lounge, modern kitchen, separate dining room, cloakroom, four bedrooms and shower room.



**Accommodation:**

Double-glazed double doors with side lights to:

**Entrance Porch**

Doors to the front. Door to entrance hall.

**Entrance Hall**

Door to the side. Radiator. Telephone point. Double-glazed window to the front. Stairs to the first floor landing.

**Lounge**

22' 9" x 11' 9" ( 6.93m x 3.58m )

Double-glazed window to the front & double-glazed floor to ceiling window to the rear. Radiator.

Television point. Fireplace with multi-fuel burning stove.

**Dining Room**

12' x 8' 10" ( 3.66m x 2.69m )

Double-glazed window to the side. Radiator. Double-glazed French doors leading to the rear garden.

**Kitchen**

11' 9" x 9' 8" ( 3.58m x 2.95m )

This modern, fitted kitchen includes both wall and base units with work surfaces over, a composite sink and drainer unit, and a freestanding electric cooker with induction hob & black cooker hood over. There is also an integrated dishwasher, integrated fridge/freezer, and plumbing for a washing machine. Metro tiled splashback. Radiator. Double-glazed window to the side.

**Cloakroom**

Fitted with WC & wash hand basin. Radiator. Double-glazed window to the rear.

**First Floor Landing**

Stairs from the entrance hall.

**Bedroom One**

12' 8" including fitted wardrobes x 11' 9" ( 3.86m including fitted wardrobes x 3.58m )

Double-glazed skylight window to the rear. Exposed beams. Storage cupboard. Fitted wardrobes. Radiator. Television point.

**Bedroom Two**

11' 10" x 8' 7" ( 3.61m x 2.62m )

Double-glazed skylight window to the side. Radiator.

**Bedroom Three**

9' 9" x 11' 9" ( 2.97m x 3.58m )

Double-glazed skylight window to the front. Radiator. Television point.

**Bedroom Four**

8' 10" x 6' 5" ( 2.69m x 1.96m )

Double-glazed window to the side. Built-in wardrobes. Radiator.

**Shower Room**

Fitted with WC, wash hand basin with vanity unit & walk-in shower cubicle. Partly tiled. Double-glazed skylight window to the rear.

**Outside**

To the front of the property, a large paved area leads to the double entrance doors. To the rear, the garden is mainly laid to lawn, alongside a patio area, garden shed, and various shrubs, plants and borders. There are extensive fields to the rear of the property offering picturesque countryside views.



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## Cottage Farm Mews, The Street, Marham, King's Lynn

- Four bedroom barn conversion
- Lounge & dining room
- Contemporary kitchen with integrated appliances
- Garage & rear garden
- Field views
- Oil central heating

Tenure: Freehold EPC Rating: D

offers in excess of

**£300,000**



Please note the marker reflects the  
postcode not the actual property

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