



Landseer House, Brandon Creek, Downham Market PE38 0PR

welcome to

Landseer House, Brandon Creek Downham Market

An exceptional five-bedroom detached home set in 2 acres with stunning river views, private mooring and spacious family accommodation. Offering a triple garage, large gardens and excellent rail links to London, this property blends countryside tranquillity with modern convenience.

Entrance Hall

With radiator, storage cupboard, stairs leading to first floor, opening to conservatory and doors to:

Kitchen/Breakfast Room

22' 6" max x 18' 7" max (6.86m max x 5.66m max)

Fitted with a range of base units and drawers with work surfaces over to four sides, matching wall units, butler style sink with mixer tap over, freestanding range oven with extractor over, spaces for fridge/freezer and dishwasher, large walk in pantry, two double glazed windows to front aspect, double glazed window to rear aspect, opening to conservatory, door to laundry room and door to:

Boot Room

14' 5" x 7' 7" (4.39m x 2.31m)

Fitted with a range of base units with work surface over to one side, butler sink, floor mounted oil fired boiler, water cylinder, radiator, two double glazed windows to front aspect and door to side covered decked area.

Laundry Room

10' 2" x 9' 7" (3.10m x 2.92m)

Fitted with a range of base units with work surface over to one side, inset stainless steel sink and drainer unit with mixer tap over, spaces and plumbing for washing machine and tumble dryer, radiator and double glazed window to rear aspect.

Conservatory

25' 3" max x 8' 7" max (7.70m max x 2.62m max)

With two radiator, insulated roof, double glazed windows to rear aspect and double doors to rear garden, openings to living room and entrance hall.

Cloakroom/W.C

Fitted with a suite comprising low level w.c, wall mounted was hand basin with mixer tap and radiator.

Living Room

23' 7" x 15' 8" (7.19m x 4.78m)

With three radiators, fireplace with brick surround and hearth, log burner, opening to conservatory, double glazed windows to side and rear aspects, double doors opening to rear garden and, double doors opening to dining room and door to:

Office

15' 3" x 10' 8" (4.65m x 3.25m)

With radiator. cast iron fireplace with tiled hearth and double glazed windows to front and side aspects.

Dining Room

15' 3" x 12' 3" (4.65m x 3.73m)

With radiator and double glazed window to front aspect.

First Floor Landing

Large galleried landing with radiator, fitted storage cupboards, loft access, double glazed window to rear aspect, three windows to front aspect and doors to:

Bedroom One

24' 3" max x 15' 8" max (7.39m max x 4.78m max)

With radiator, fitted wardrobes, double glazed window to side aspect, French doors opening to balcony with greenery views and opening to:





En-Suite Bathroom

Fitted with a four piece suite comprising roll top bath with central mixer tap, double shower enclosure, low level w.c, wash hand basin with mixer tap and storage beneath, towel ladder radiator, extractor and double glazed window to side.

Bedroom Two

12' 7" x 9' 6" (3.84m x 2.90m)

With radiator, double glazed window to front aspect and opening to:

En-Suite Shower Room

Fitted with a modern suite comprising double shower enclosure, low level w.c, vanity wash hand basin with mixer tap and storage beneath, towel ladder radiator, fully tiled, extractor and double glazed window to rear.

Bedroom Three

14' 1" x 8' 9" (4.29m x 2.67m)

With radiator, fitted wardrobes and open storage, double glazed window to rear aspect.

Bedroom Four

14' 1" x 10' 9" (4.29m x 3.28m)

With radiator and double glazed window to rear aspect.

Bedroom Five

15' 4" x 10' 9" (4.67m x 3.28m)

With radiator and double glazed windows to front and side aspects.

Family Bathroom

Fitted with a four piece suite comprising roll top bath with centre mixer tap, double shower enclosure, low level w.c, pedestal wash hand basin, towel ladder radiator, part tiled, extractor and double glazed window to front.

Outside

A long gravel driveway leads to a triple garage with workshop space. The wraparound gardens are mainly laid to lawn and feature a decked terrace with hot tub, perfect for entertaining. With direct river frontage, complete with a 24m private mooring, this home offers a rare opportunity to enjoy peaceful riverside living in a picturesque rural setting.

Agents Notes

1. This is an existing Right of Way at the property, please enquire with the branch for further details.
2. Waste from the property is served by septic tank. Contact the branch for more details.
3. Heating to the property is served by oil. Please contact the branch for more details.



view this property online williamhbrown.co.uk/Property/ELY109953



welcome to

Landseer House, Brandon Creek Downham Market

- Five-bedroom detached home set within approx. 2 acres (sts)
- Master suite with balcony and luxury en suite; second en suite plus family bathroom
- Spacious lounge with log burner, dining room, study and modern kitchen with walk-in pantry
- South-facing garden room opening onto patio and entertaining space with hot tub
- Triple garage with workshop and long private driveway

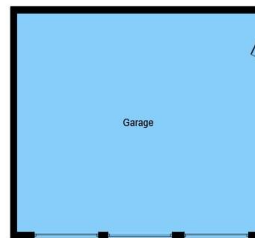
Tenure: Freehold EPC Rating: Awaited
Council Tax Band: E



Ground Floor



First Floor



Garage

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

view this property online williamhbrown.co.uk/Property/ELY109953



Property Ref:
ELY109953 - 0005

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01353 663311



ely@williamhbrown.co.uk



6 Forehill, ELY, Cambridgeshire, CB7 4AF



williamhbrown.co.uk