



**Vine Cottage Lime Kiln Lane, East Barsham Fakenham NR21
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welcome to

Vine Cottage Lime Kiln Lane, East Barsham Fakenham

A charming three-bedroom detached cottage in the popular village of East Barsham, adjacent to the River Stiffkey. Spacious accommodation throughout along with large garden, double garage and many character features throughout. Situated between the seaside town of Wells & the market town of Fakenham.



Kitchen / Breakfast Area

19' 1" x 9' 1" (5.82m x 2.77m)

Kitchen with wall and base units, integrated oven, hob with extractor, stainless steel 1 1/2 sink and drainer, washing machine, dishwasher, tiled splashback, boiler house cupboard, wooden windows to the rear and side.

Dining Room

15' x 9' (4.57m x 2.74m)

Radiator, wall lights, fireplace, staircase to first floor, original pamment tiled floor, feature beams, window to the side and front.

Lounge

14' 6" x 17' 8" (4.42m x 5.38m)

Two radiators, inglenook fireplace and original bread oven, hardwood flooring, beams, wooden window and door to the front.

2nd Lounge / Study

12' 5" x 14' 7" (3.78m x 4.45m)

Radiator, open fire, staircase to first floor, storage cupboards, hardwood flooring, feature beams wooden window and door to the front.

Bathroom

9' 3" x 7' (2.82m x 2.13m)

Downstairs bathroom, shower cubicle, bath, vanity unit, WC and window to the rear.

Cloakroom

Radiator, WC, sink and window to the rear.

Rear Lobby

Radiator, door and window to the rear.

Bedroom One

15' 3" x 18' 8" (4.65m x 5.69m)

Radiator, sink, pine flooring and window to the front.

Bedroom Two

15' 1" x 11' 7" (4.60m x 3.53m)

Radiator, pine flooring and window to the front.

Bedroom Three

14' 6" x 14' (4.42m x 4.27m)

Radiator, sink and window to the front.

Double Garage

23' x 19' (7.01m x 5.79m)

Up and over doors, electric and lights. Store room to the rear.

Outside Store/ Utility

9' 7" x 6' 6" (2.92m x 1.98m)

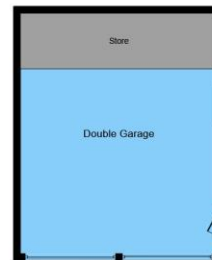
Radiator and window to the side door to the rear.



Ground Floor



First Floor



Double Garage

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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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Vine Cottage Lime Kiln Lane, East Barsham Fakenham

- GUIDE PRICE £450,000 - £475,000
- PERIOD COTTAGE
- THREE DOUBLE BEDROOMS
- THREE RECEPTION ROOMS
- INGLENOOK FIREPLACE

Tenure: Freehold EPC Rating: Awaited

guide price

£450,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
FKM108136 - 0004

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