



Cranmer Hall Cottage, Cranmer Hall

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The Property

This is a rare opportunity to occupy a wonderful and spacious two bedroom split level apartment being part of a wing of this Grade II* listed country house situated in a beautiful rural setting just outside Fakenham. The well appointed and spacious accommodation comprises an entrance hall and a well equipped kitchen/diner. On the first floor a split level landing leads to a sitting room, two bedrooms and a bathroom. Outside, the property has allocated parking and direct access to the beautifully tended communal gardens.

Location

Cranmer is surrounded by beautiful unspoilt countryside approximately 8 miles from Burnham Market and the beautiful North Norfolk coast. Burnham Market is, for many, the jewel in the crown of North Norfolk. It is a stunning Georgian village set in an area of Outstanding Natural Beauty. The village green is surrounded by 18th century houses, shops, designed boutiques, restaurants and, of course, the Hoste Arms, the most popular place to eat and drink in Norfolk. The market town of Fakenham, 2 miles distant, has been voted the seventh best place to live in Britain by Country Life Magazine. It is a market town in central Norfolk, half way between Kings Lynn and Norwich. Rail access is via Kings Lynn (20 miles) or Norwich (25 miles). Norwich international airport is rapidly becoming a major feeder airport for worldwide travel by Schipol.

Directions

Leave Fakenham town centre via Oak Street. At the next roundabout turn left into Wells Road and at the next roundabout proceed straight over onto the A148 Kings Lynn road. After around half a mile turn right where signposted Burnham Market B1135 then after around one mile you will find the gatehouse to Cranmer Hall on your left hand side which leads to the Hall and its adjoining wing.

Accommodation

Part glazed timber door opening into –

Entrance Hall

Fitted carpet, economy 7 nights storage heater, space for coats and shoes, stairs to first floor and door to –

Kitchen/Dining Room (21'7 x 9'4)

Two timber sash windows looking out onto the rear garden and surrounding countryside. Single bowl stainless steel sink inset to tiled worktop with cupboards under, dishwasher, fridge/freezer, free standing electric cooker with four ring electric hob. Extensive range of built in, full height storage cupboards, economy 7 night storage heater. Stripped pine flooring and high ceilings. Cupboards with further storage for coats and shoes and understairs storage cupboard.

Stairs and Landing

Painted timber staircase, economy 7 night storage heater, fully carpeted split level landing. Velux window to rear and door to –

Sitting Room (19'5 x 10'4)

Furniture currently provided to allow for an exceptionally comfortable sitting room. Timber casement window to rear overlooking gardens and surrounding farmland, economy 7 night storage heater and fitted carpet. Potential use as bedroom three.

Bathroom

Window to rear with views over surrounding countryside and gardens, pedestal washbasin, low level WC, bath with shower over and folding glass and aluminium shower screen. Chrome towel rail, fitted carpet and wall mounted electric convector heater.

Bedroom One (13'3 x 11')

Timber casement window to rear with commanding views over communal gardens and surrounding countryside, fitted carpet and economy 7 night storage heater.

Bedroom Two (13'4 x 11'9)

Timber casement window to rear overlooking gardens and surrounding countryside, fitted carpet and economy 7 night storage heater.

Curtilage

Cranmer Hall itself is approached via a gated shingled winding lane with direct access on to shingled parking and turning area where there is allocated parking for one vehicle.

General Information

Rent: £1400 per calendar month payable in advance.

Type of let: Furnished assured shorthold tenancy.

Damage Deposit: £1615 refunded at the end of the tenancy if no claim is justified.

Services: The tenants will be responsible for all services and council tax.

References required: Bank, employment and present or previous landlord. We also carry out a credit check.

Fees: There will be a £320 holding deposit, the latter being refunded from the first month's rent.

Restrictions: Potential tenants must view the interior of this property prior to submitting an application. Pets will be considered.

Availability: This property is available September 2024.

Term of tenancy: Initially 6 or 12 months.

Tax Band: C (2024/25 - £1996.34).

Local Authority: North Norfolk District Council, tel: 01263 513811.

Viewing: Strictly via the sole agents, Pointens Estate Agents, telephone 01263 711880.

Ref: 313229L

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We have not tested any heating installations, other appliances or services and it is therefore the responsibility of the purchaser, their solicitor or surveyor, to ascertain their condition and serviceability.

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