



Lynn Road, South Runcton  
PE33 0EW

**BROWN & CO**







# Lynn Road, South Runcton, PE33 0EW

Contact Brown & Co to view

No Upward chain

Beautiful English farm house

Grounds of approximately 3 acres

Five bedrooms

Period barn included

Opportunity to renovate

Sweeping driveway

Close to rail connection to Ely, Cambridge and London

Must be viewed to fully appreciate



## DESCRIPTION

A particularly handsome, mid-19th century, well-proportioned and substantial period farmhouse in South Runcton, Norfolk, having easy access via road and rail to Cambridge and London.

The property has many fine period features, five bedrooms and presents an opportunity to renovate a quintessential home from England's finest period of architecture, set in grounds approaching 3 acres.

The house is approached via a sweeping driveway to the house. To the front is a field and driveway parking area which leads also to the rear where there is a double garage. Gardens extend to all sides with rural views to the rear and a wonderful south facing side garden.

The land is approaching 3 acres in size, subject to measured survey.

## FOR SALE BY PRIVATE TREATY

## LOCATION

South Runcton is a charming, semi-rural village in the parish of Runcton

Holme, just off the A10 and surrounded by open Fenland countryside. Rail connections are excellent, with Watlington Station on the Ely–King's Lynn line just 2½ miles to the north and Downham Market Station around 4 miles to the south-east. For longer journeys, the university city of Cambridge lies approximately 35 miles to the south by road. while the cathedral city of Ely is some 18 miles to the south-east. Local amenities in nearby King's Lynn (4 miles) and Downham Market (4 miles) offer a wide range of shops, restaurants and leisure facilities, making South Runcton an ideal base for countryside living with swift access to urban centres.

## ACCOMMODATION

On the ground floor, an entrance porch opens into an impressive reception hallway, flanked by two reception rooms featuring original rising sash shutters and windows. Beyond lies a large south-facing sitting room and a kitchen-breakfast room equipped with a four-door AGA, pantry and scullery. A study, cloakroom, historic gun cupboard and cellar access are situated at the rear. Upstairs, a generous landing provides access to five bedrooms and two bathrooms, all overlooking the grounds and surrounding landscape.

## OUTBUILDING & EXTERNAL FEATURES

A key feature of the property is the substantial barn/outbuilding, here there is useful storage for gardening equipment and remains of the grooms accommodation. This has recently been reroofed and offers further use potential should one wish to restore further. To the rear of the house is also a double garage.

## BOUNDARIES

The Purchaser shall be deemed to have full knowledge of all the boundaries and neither the Vendor nor the Vendor's agents will be responsible for defining the boundaries nor their ownership.

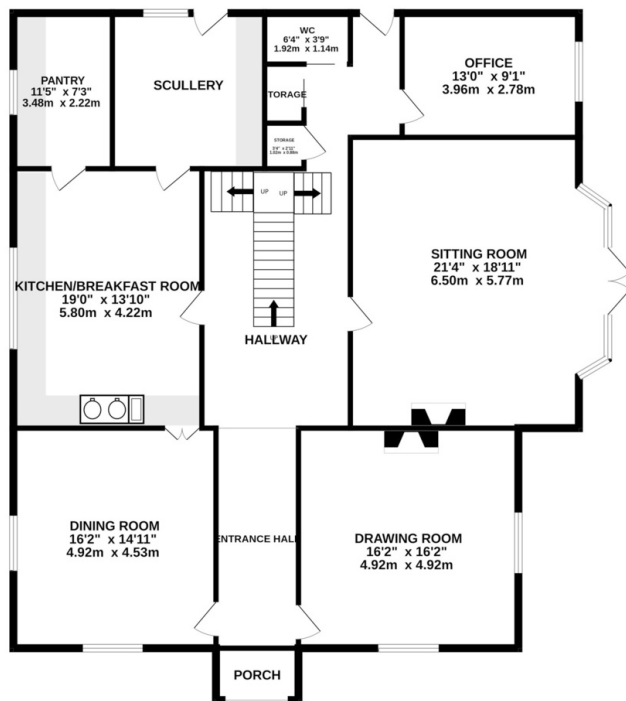
## VIEWING PROCEDURE

Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01553 770771 / kingslynn@brown-co.com

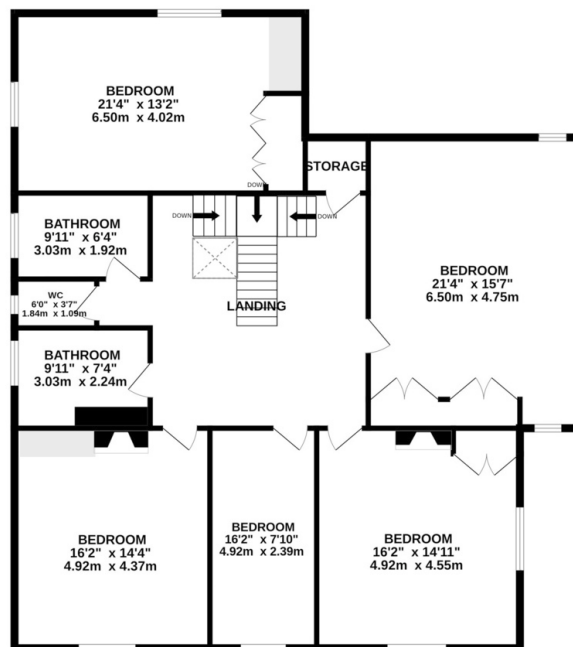
## BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer Brown & Co are required to verify the identity of the buyer to comply with the requirements of The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulation 2017.

GROUND FLOOR  
1900 sq.ft. (176.5 sq.m.) approx.



1ST FLOOR  
1660 sq.ft. (154.2 sq.m.) approx.



TOTAL FLOOR AREA : 3559 sq.ft. (330.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metabolic 09/09/20



## IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. Particulars Dated

**Brown&Co**

Market Chambers | 25-26 Tuesday Market Place | Kings Lynn | PE30 1JJ

T 01553 770 771

E kingslynn@brown-co.com

**BROWN & CO**

Property and Business Consultants