

WALNUT TREE COTTAGE 4 The Drove, Barroway Drove, Downham Market, Norfolk PE38 0AJ Price Guide £550,000



- Detached Four Bedroom Private Equestrian Home
 - Just Over 3 Acres of Gardens and Grazing Land
 - Stables, Tack Room, Feed Room and Barn
 - Lovely Mature Gardens ● Ample Vehicle Parking
 - Accessible Location

REF AR8362

RURAL SCENE
Equestrian | Smallholdings | Residential | Farms | Lifestyle



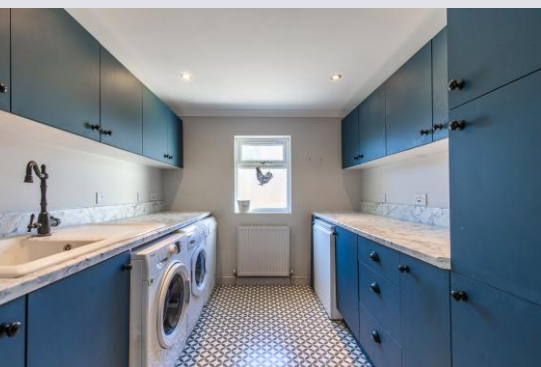
GENERAL AND SITUATION

Approximate Distances:
Downham Market 3.5 miles • Wisbech 11 miles • Kings Lynn 13 miles
Ely 20 miles • Cambridge 37 miles

A detached four bedroom home, set in just over three acres with stables, barn and paddock grazing, as well as lovely mature gardens and ample parking, in an accessible location.

This spacious, detached four bedroomed family home, set over two floors is ideal for an equestrian family, having barn, stable yard with two stables, adjoining tack room and feed room and four grazing paddocks, one with a field shelter. There are attractive formal gardens, as well as ample off road vehicle parking. In all just over three acres.

Barroway Drove is a small Fenland village to the west of Downham Market and the River Great Ouse, in an area of productive arable farmland. Downham Market offers a good range of local shops and amenities, including a doctor's surgery, and there is a selection of both state and private schooling available nearby. There are excellent road links for commuters, and Downham Market provides rail links to Cambridgeshire, as well as London Kings Cross.



THE RESIDENCE

A well-presented four bedroom detached family home with oil-fired central heating and double glazing. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes.

A front entrance door leads into the **Entrance Porch** which has quarry tiled flooring and a door leading into the **Entrance Hallway** which has a continuation of the tiled flooring, stairs rising to the **Two First Floor Bedrooms**.

Located overlooking the front elevation are two double **Ground Floor Bedrooms**, both with bay windows and a **Dressing Area** which is fitted with mirrored cupboards to one side and has a hand wash basin in vanity unit to the other, tiled walls/ splash backs and a tiled effect vinyl flooring, leads on into the **Main Bathroom** which comprises a corner shower in cubicle, wash hand basin in vanity, bath, WC, window and heated towel rail. There is a continuation of the flooring from the dressing area, and the walls are tiled.



There is a spacious **Lounge** which has windows to three elevations and a brick fireplace, with woodburner which has wooden mantle above. The Lounge is open plan to the rear **Sun Lounge/ Office Area**, which has door leading out to the rear garden.

At the heart of this property is the **Kitchen / Breakfast Room** which is a lovely family space. The **Kitchen Area** is fitted with a range of solid wood, wall and base units with worksurfaces. There are a range of appliances comprising an electric Rangemaster oven with extractor over, integrated dishwasher and space for a free standing American-style fridge freezer, butler style sink with mixer tap and tiled splash backs. The room has exposed ceiling beams and tiled flooring. A useful **Pantry** is located off the **Kitchen** providing great storage for kitchen essentials and there is ample space in the **Breakfast Area** for a dining table and chairs.





A door from the kitchen area leads to a **Family Room / Office / Boot Room**. This multifunctional space has a stable door leading out to the rear garden. Located off are a **Guest WC**, a **Utility** with wall and base units with rolled edge work surfaces, single drainer sink unit with mixer tap, plumbing for two automatic washing machines, space for a tumble drier boiler, the central heating boiler, and an **Integral Single Garage** with an electric roller shutter door to the front driveway.

The first floor offers **Two Further Bedrooms**, one of which has a wash hand basin. There are some sloping ceilings to the first floor.

Nb The property had an insurance claim for subsidence in 2022; the required works were carried out (it was not underpinned) and the vendors have a "Certificate of Adequacy"



OUTSIDE, OUTBUILDINGS & LAND

The property is set back from the road and framed by mature hedging offering a degree of privacy. There is ample off-road parking at the front and an access to the right-hand side of the property leads around to the rear, where there is an extensive block paved **Patio Area**, and a mature garden laid to lawn with attractive borders, trees and shrubs including a variety of apple, plum and pear trees.



There is also a charming **Pond**, currently with koi carp plus a former **Chicken Enclosure** and a **Timber Shed**. Attached to the property there is a **Log Store**.

Situated beyond the formal rear gardens are the **Equestrian Facilities and Paddock Grazing**.

Barn proving ample storage with lighting.

Stable Yard concrete base, power, light and water supplies, comprising **Two Stables** both with rubber matting and a **Feed Room/Hay Store** with adjoining **Tack Room**

There are four post and rail divided **Paddocks** of mainly flat, well maintained grazing land stock-fenced at the perimeter. There is water supply to the first paddock and a **Field Shelter** located in the second paddock. A track on the left-hand side provides additional access into the rear paddocks.



IN ALL APPROX. 3 ACRES
(About 1.2 Hectares)

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VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

BOROUGH COUNCIL OF KINGS LYNN & WEST NORFOLK

SERVICES

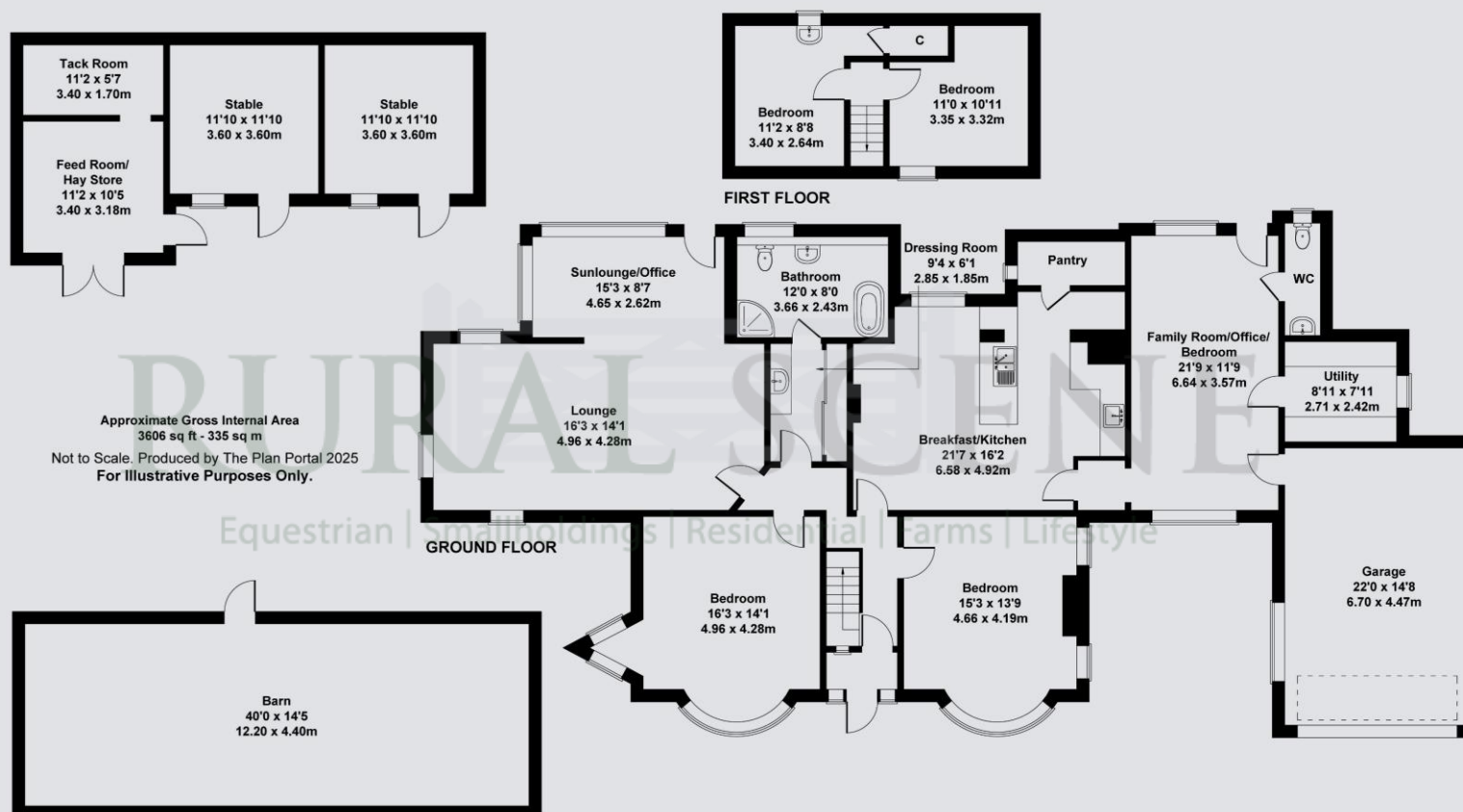
MAINS ELECTRICITY, MAINS WATER, PRIVATE DRAINAGE, OIL-FIRED CENTRAL HEATING, TELEPHONE and BROADBAND (connected and available subject to normal transfer regulations)

TENURE Freehold **ENERGY RATING F**
COUNCIL TAX D

DIRECTIONS

From the A1122 Downham Road, proceed straight onto Outwell Road and turn right onto Barroway Drove. Continue along this road and the property can be found on the right-hand side, identified by our for sale board.

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N.B. These particulars have been prepared in good faith to give an overall view of the property. They do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Whilst every effort has been made to ensure the accuracy of the information contained here, any areas, measurements or distances are approximate; the text, photographs, floorplans and land plans are for guidance only and no responsibility is taken for any error, omission or misstatement. Any figure given is for initial guidance only and should not be relied on for valuation or measuring purposes.

Rural Scene have visited WALNUT TREE COTTAGE but have not surveyed or tested any of the appliances, services or systems in it (such as heating, plumbing, drainage, etc). The vendors have checked and approved the details; however purchasers must rely on their own and/or their surveyor's inspections and their solicitor's enquiries to determine the overall condition, size and acreage of the property and also any planning, rights of way and all other matters relating to it.

