



**Bramble Cottage, Tottenhill Row, Tottenhill, KING'S
LYNN, PE33 0RQ**

welcome to

Bramble Cottage, Tottenhill Row, Tottenhill, KING'S LYNN

William H Brown are delighted to offer this beautifully presented detached period home in an idyllic location surrounded by fields but benefits from good local amenities in the nearby village of Watlington which also has a main line station Viewing highly recommended.



Entrance Door To:-

Entrance Porch

Double glazed window, radiator, double doors to:-

Entrance Hall

Wood effect laminate floor, doors to:-

Lounge

14' 9" x 15' 1" (4.50m x 4.60m)

Inglenook fireplace with inset wood burner on tiled hearth, double glazed window, two radiators, door to:-

Study

9' 11" max x 7' 7" (3.02m max x 2.31m)

Double glazed window, radiator

Garden Room

13' 11" x 11' 6" (4.24m x 3.51m)

Double glazed windows, to side and rear, tiled floor and double glazed French doors to garden

Dining Room

14' 6" x 15' 3" (4.42m x 4.65m)

Wood effect laminate floor, radiator, Inglenook fireplace with inset wood burner, double glazed window, stairs to first floor, door to rear passage with exit door to rear, ceramic tiled floor, radiator

Utility

8' 11" x 7' 3" (2.72m x 2.21m)

Base units with space and plumbing for washing machine and dryer, oil fired boiler, double glazed window, ceramic tiled floor, storage cupboard

Kitchen/ Breakfast Room

15' 8" x 12' 6" (4.78m x 3.81m)

Range of base and wall units with Quartz work top over, twin electric wall ovens, electric hob with extractor over, integrated dishwasher, feature central island with breakfast bar, space for American-style fridge freezer, vaulted ceiling, feature plinth lighting, tiled floor and French doors to garden.

Inner Hallway

Wood effect laminate floor, storage cupboard

Shower Room

7' 10" x 5' 5" (2.39m x 1.65m)

Walk-in shower, low level WC, wash hand basin, heated towel rail, double glazed window

Guest Bedroom

12' 7" x 10' 3" (3.84m x 3.12m)

Built-in wardrobe, exposed brick wall and recess shelving, two double glazed windows, radiator

1st Floor Split-Level Landing

Master Bedroom

15' 5" x 15' 4" (4.70m x 4.67m)

Double glazed window radiator, built-in wardrobes and chest of drawers, radiator, vaulted ceiling, opening to:-

En Suite

10' 1" x 11' 5" max (3.07m x 3.48m max)

Bath with shower mixer tap, low level WC, wash hand basin with cupboards below, timber flooring, radiator, storage cupboard

Bedroom Two

16' 2" x 15' 5" (4.93m x 4.70m)

Vaulted ceiling, fitted wardrobes, radiator, double glazed window, door to:-

Cloakroom

Low level WC, wash hand basin

Annex

14' 9" x 13' 7" (4.50m x 4.14m)

Open Plan bedroom/living area/kitchenette and shower room. Would make an ideal holiday let/Air BnB.

Outside

The property sits on approximately 1/4 acre plot (Subject to measured survey) in an idyllic location overlooking Common land and fields. The garden is laid mainly to lawn with an abundance of shrubs, plants and trees with a patio area ideal for entertaining. There is ample parking and a double garage with twin up and over doors, power and light.



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welcome to

Bramble Cottage, Tottenhill Row, Tottenhill, KING'S LYNN

- Detached Period Character Cottage
- Three Bedrooms
- En Suite to Master
- Four Reception Rooms
- Stunning Kitchen

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

offers over
£600,000



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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postcode not the actual property

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Property Ref:
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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.



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