



**Priory Cottages, Chimney Street, Castle Acre, King's Lynn, PE32
2AB**

welcome to

Priory Cottages, Chimney Street, Castle Acre, King's Lynn

>> FOR SALE BY AUCTION! We are excited to offer for sale the opportunity to purchase this 2 bedroom period cottage, located within this highly sought-after village. The property offers a kitchen/dining room, large off-set garden beyond, outbuildings, character features and must be viewed!

For Sale by Auction on Tuesday 30th July! To register for Legal Packs and bidding instructions, please visit our website and follow the link at <https://www.barnardmarcusauctions.co.uk>

This is a major National Auction and comprises a total of over 300 Lots. This sale will be a combination of lots from all our group Auction Centres. The Auction will be a live sale offering bidders the choice to attend the venue of: The Grand Connaught Rooms, Great Queen Street, London, WC2, bid by telephone or bid online via a live streamed event where you will see the auctioneer on your screen and be able to bid, provided you have registered to bid online.

We are extremely pleased to offer for sale by traditional auction this charming 2 bedroom mid-terraced cottage, located within the historic and much-sought after village of Castle Acre. Occupying a non-estate position towards the edge of the village, yet still just a short walk from village amenities.

The cottage would benefit from a programme of improvement and refurbishment with the ground floor accommodation briefly comprising a cosy lounge with feature fireplace, kitchen/dining room, inner hallway and bathroom. This is complemented on the first floor by two great sized bedrooms. Outside, there is a brick and flint built outbuilding, together with a large off-set garden, which is a particular feature of the property, situated a short distance behind the terrace and accessed over a short lane off Chimney Street.

Accommodation:

Part glazed UPVC external entrance door opening to:

Lounge

14' 1" x 12' 5" (4.29m x 3.78m)
Feature fireplace with tiled surround and hearth, television point, telephone point, carpet flooring, UPVC double glazed window to the front aspect, step up and part glazed door opening to:

Kitchen / Dining Room

15' 2" max x 11' 11" max narrowing to 8' 2" min (4.62m max x 3.63m max narrowing to 2.49m min)
A range of wall and floor mounted fitted kitchen units with work surfaces over, inset stainless steel sink and drainer, tiled splash backs and surrounds, space for oven, space for under-counter appliance, storage heater, carpet flooring, door to staircase rising to the first floor, UPVC double glazed window to the rear aspect, UPVC part glazed external entrance door opening to the rear garden, timber latch door opening to:

Inner Hall

Door to:

Ground Floor Bathroom

Suite comprising low level w.c, hand wash basin and panelled bath with wall mounted shower over, part tiled walls, UPVC double glazed window to the rear aspect.

First Floor Landing

Doors opening to both bedrooms.

Bedroom 1

12' 11" x 12' 9" (3.94m x 3.89m)
(Sloping ceiling) Storage recess with fitted shelving, television point, carpet flooring, UPVC double glazed window overlooking the front aspect.





Bedroom 2

11' 1" max x 8' 8" (3.38m max x 2.64m)
(Sloping ceiling) Timber latch door to built-in storage cupboard, carpet flooring, UPVC double glazed window overlooking the rear aspect.

Outside

Outside, the cottage comes with a large off-set garden, which is a particular feature of the property, situated a short distance behind the terrace and accessed over a short lane off Chimney Street. The garden measures approximately 0.08 acres (STMS), being laid mainly to lawn with a variety of outbuildings/storage sheds and has a lovely view over the village Church.

Location

The wonderful village of Castle Acre is situated approximately 5 miles from the historic market town of Swaffham and just under 15 miles from King's Lynn. A beautiful and picturesque village, Castle Acre is situated on the Peddars Way and is steeped in history, home to the ancient castle built in the 12th-century by the Normans. The village is well-served with a Budgens store and fish & chip shop, primary school, 'The Ostrich' public house, which serves food and local ales, tea rooms, antique shop, second-hand book shop and the village also boasts lovely walks along the River Nar. Castle Acre is well situated for access to the A1065 and A47, providing direct access routes to King's Lynn and Norwich, both of which have direct rail links to London.

Council Tax Band

This property is Council Tax band A. Please note that once a sale takes place, the Council Tax band will be reviewed and may be subject to change.

Important Notice:

For each Lot, a contract documentation fee of £1,500 (inclusive of VAT) is payable to Barnard Marcus Auctions by the buyer. The seller may charge additional fees payable upon completion. If applicable, such fees are detailed within the Special Conditions of Sale. Buyers are deemed to bid in full knowledge of this.

The Guide Price

The Guide Price quoted must not be relied upon by prospective purchasers as a valuation or assessment of value of the property. It is intended to provide purchasers with an indication of the region at which the reserve may be set at the time of going to press. The guide price may be subject to variation and interested parties are advised to make regular checks for variations and should be aware that the reserve price may be either below or above the quoted guide price.

Prospective purchasers should also be aware that the eventual sale price may be above or below the guide level dependent upon competition, and should therefore not presume the guide to be indicative of the final expected sale price or the price the property is available at.

When setting the guide price, the auctioneers have given consideration to the seller's instructions in respect of their indicated reserve price at the time of instruction. The reserve price, (the level below which the property will not be sold), remains confidential between the seller and the auctioneer. The guide price therefore, is intended to indicate the region at which the reserve price is intended to be set. The seller will confirm their final reserve price close to the auction date and if appropriate the auctioneers may adjust the guide price to reflect this.

Whilst Barnard Marcus make every effort to ensure the safety and security of viewers at properties, we have not carried out a detailed Health & Safety inspection of properties in our auctions and cannot therefore guarantee the safety and security of viewers.

Prospective purchasers and bidders attend properties entirely at their own risk. Particular care should be taken when accessing cellars, attics, exterior grounds and outbuildings and boundaries. All non-conducted inspections of vacant sites should be made in daylight hours only and entry into such sites is entirely at the viewers risk.

Agents Note

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.



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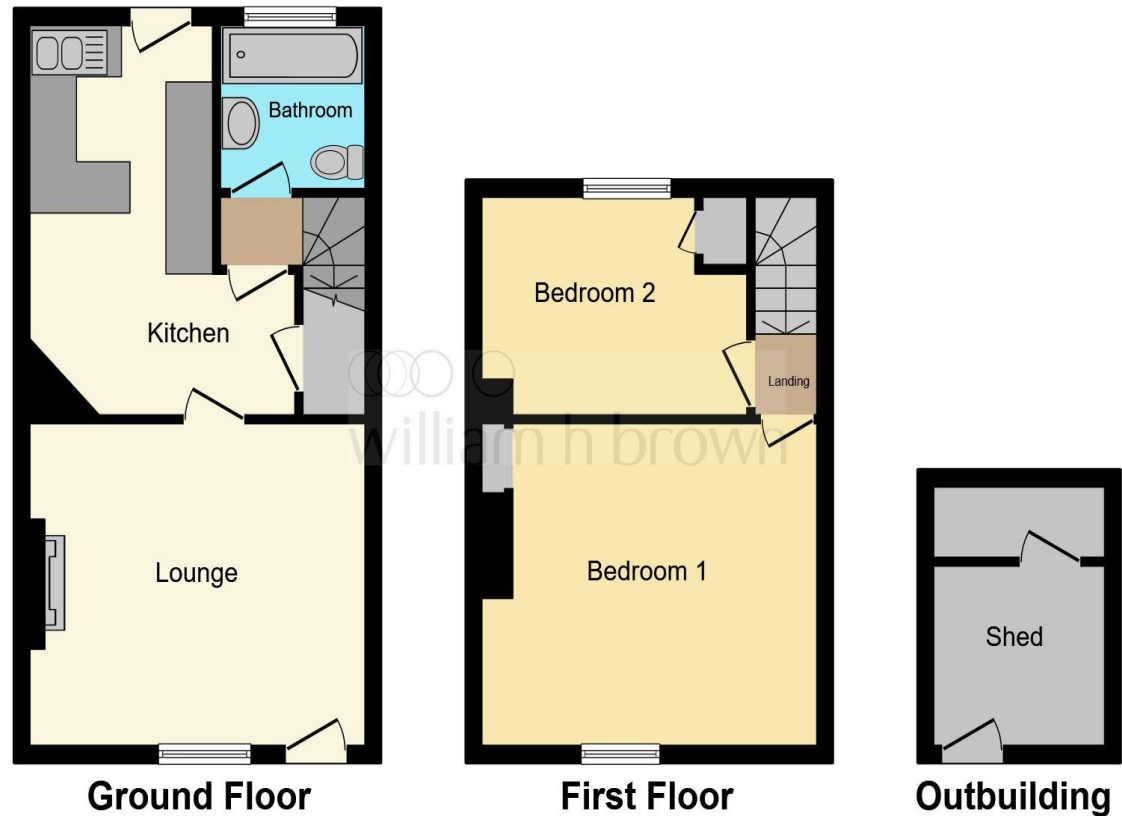
- For Sale via Auction on Tuesday 30th July
- 2 double bedroom period cottage
- Non-estate sought-after village location
- Kitchen/dining room and cosy lounge
- Large off-set garden of 0.08 acres (STMS) with many outbuildings/sheds
- Brick-built outbuilding
- UPVC double glazed windows and entrance doors

Tenure: Freehold EPC Rating: D

guide price **£195,000**

directions to this property:

Leave Swaffham via the A1065 in the direction of Fakenham. After approximately 4 miles, take the left hand turn sign posted 'Castle Acre'. Follow this road into the village of Castle Acre and take the left hand turn onto Blind Lane. Take the next right hand turn onto Chimney Street and continue along, where the cottage will be found along on the right hand side, identified by our William H Brown "For Sale" board.



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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Property Ref:
SFM109739 - 0007

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