



Keepers Cottage Keepers Cottage, Foulton IP26 5AQ

welcome to

Keepers Cottage, Foulden

>> FOR SALE BY MODERN METHOD OF AUCTION! Set in an idyllic, rural location, we are delighted to present this 3 bedroom detached cottage with far-reaching field views. The property boasts 2 reception rooms, 21' kitchen/breakfast room and offers an abundance of character



Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, Iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with Iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Accommodation:

Timber external entrance door opening to:

Kitchen / Breakfast Room

23' 4" x 9' 1" (7.11m x 2.77m)

A part fitted kitchen with some work surfaces over, inset stainless steel sink and drainer, space for fridge-freezer, space for washing machine, space for dining table, storage heater, quarry tiled flooring, dual aspect UPVC double glazed windows to the rear and side, door opening to the lounge, further door opening to:

Rear Hall

Staircase rising to the first floor landing with under-stairs storage cupboard, exposed wooden floorboards, UPVC double glazed window to the rear aspect.

Lounge

13' 8" narrowing to 10' 8" x 13' 3" (4.17m narrowing to 3.25m x 4.04m)

Recently installed inset wood burning stove with brick hearth, exposed wooden floorboards, television point, two UPVC double glazed windows to the front aspect, door opening to:

Dining Room

13' 8" x 11' 1" extending to 13' 6" max (4.17m x 3.38m extending to 4.11m max)

Fireplace with tiled surround and hearth (fireplace has been blocked up), storage heater, exposed wooden floorboards, UPVC double glazed window to the front aspect.

First Floor Landing

Exposed wood flooring, doors opening to all bedrooms and the shower room.

Bedroom 1

14' 1" x 13' 4" (4.29m x 4.06m)

Exposed wooden floorboards, loft access, water tank, UPVC double glazed window overlooking the front aspect.

Bedroom 2

14' 1" x 13' 5" (4.29m x 4.09m)

Exposed wood flooring, storage heater, UPVC double glazed window to front aspect.

Bedroom 3

11' 6" x 9' 2" (3.51m x 2.79m)

Exposed wood floor and support struts, UPVC double glazed window to rear aspect.

Shower Room

Recently installed suite comprising low level w.c, hand wash basin, shower cubicle with shower over, part tiled walls, UPVC double glazed window overlooking the rear aspect.

Outside

The property is set in an idyllic, remote location with far-reaching field views. The rear garden is laid mainly to lawn with hedging, shrub beds and some tree borders. A side shared driveway provides off-road parking.

Location

Foulden is located approximately 8 miles from the historic market town of Swaffham and just over 9 miles from Brandon. The village of Foulden boasts a public house, Church and a refurbished village hall, which is available for private hire and has regular activities. There is also a recreation ground and Foulden Common, which is a Site of Specific Interest. Further amenities and facilities can be found in Swaffham, including many public houses, restaurants and cafes, together with supermarket facilities and smaller shops. Within the town there are schooling facilities for all ages and sport and leisure facilities. Swaffham market is held every Saturday and has stalls including fresh meat, fruit & vegetables, cheeses, eggs, housewares, confectionery, tools and plants. There are direct train links to Cambridge and London Kings Cross from nearby Downham Market.

Council Tax Band

This property is Council Tax band C.

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

Agents Note

The current EPC rating was carried out before the recent updates to the property.

directions to this property:

Leave Swaffham via Cley Road and continue until reaching the village of Cockley Cley. Take the first left hand turn onto The Green and leave Cockley Cley heading towards the village of Foulden. Upon reaching the crossroads, take the right hand turn signposted 'Foulden' and proceed along. At the next crossroads, continue straight over and the property will be found on the right hand side, identified by our William H Brc "For Sale" board.



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welcome to

Keepers Cottage, Foulden

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Charming 3 bedroom detached brick & flint cottage
- 2 reception rooms & 21' kitchen/breakfast room
- Character features throughout
- Recent upgrades including UPVC double glazing and shower room

Tenure: Freehold EPC Rating: F

guide price

£180,000



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



Please note the marker reflects the postcode not the actual property

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Property Ref:
SFM110256 - 0010

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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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