



**Pightle House, Eastmoor Road, Eastmoor, PE33 9PZ**



**welcome to**

**Pightle House, Eastmoor Road, Eastmoor**

This property presents a fantastic lifestyle opportunity, within a rural countryside setting in the popular village of Eastmoor. Sitting on a mature plot of 1.1 acres (STMS) with stunning countryside views, the property offers all sorts of possibilities due to the versatile living accommodation.



## Accommodation

Part glazed entrance door

### Entrance Hall

Wood effect flooring, storage cupboards, radiator, stair case rising to bedroom 3, doors opening to kitchen, ground floor bedrooms, family bathroom and further door opening to:

### Lounge

16' 3" x 12' 2" ( 4.95m x 3.71m )

Inset wood burning stove with tiled hearth and decorative surround, wooden flooring, television point, timber double glazed window to the front aspect.

### Kitchen / Dining Room

22' 5" x 12' ( 6.83m x 3.66m )

A farm house style kitchen with a range of floor mounted fitted kitchen units with work surfaces over, ceramic butler sink, integrated electric oven with LPG gas hob over, space for fridge-freezer, plumbing for washing machine or dishwasher, two further storage cupboards, dual aspect double glazed windows to the front and side, part glazed UPVC door opening to:

### Conservatory

10' 1" x 7' 9" ( 3.07m x 2.36m )

Of Brick and UPVC double glazed construction with Perspex roof, tiled flooring, plumbing for a washing machine, door opening to the rear garden

### Bedroom 1

14' 8" x 11' ( 4.47m x 3.35m )

Radiator, television point, wooden flooring, UPVC double glazed French doors opening to the rear, internal doors opening to the walk-in wardrobe and en suite shower room.

### Walk-In Wardrobe

Hanging rails and shelving, windows to side and rear aspect.

### En Suite Wet Room

Suite comprising low level w.c, vanity hand wash basin with storage under, wall mounted electric shower with hand held attachment and fitted seat, extractor fan, UPVC double glazed window to side aspect.

### Bedroom 2

13' 1" x 9' 11" ( 3.99m x 3.02m )

Built-in wardrobes, radiator, carpet flooring, UPVC double glazed window to rear aspect,

### En Suite Bathroom

4-Piece suite comprising low level w.c, hand wash basin, freestanding roll top bath, shower cubicle with electric shower, radiator, UPVC double glazed window to rear aspect.

### Bedroom 3

16' 5" x 12' ( 5.00m x 3.66m )

Radiator, carpet flooring, eves storage, dual aspect UPVC double glazed windows to side and rear aspect.

### Bedroom 4

11' 7" x 9' 8" ( 3.53m x 2.95m )

Radiator, carpet flooring, UPVC double glazed windows to side aspect.

### Family Bathroom

Suite comprising low level w.c, hand wash basin, panelled bath with mixer tap over, radiator, wooden flooring, window to side aspect.

### Detached Studio

19' x 15' 5" ( 5.79m x 4.70m )

Of timber construction and comprising a wood burning stove, power sockets, lighting, windows to the front, side and rear aspect, door opening to front aspect.

### Outside

The front of the property is approached through a timber five-bar gate with off road parking and opening to a wilderness of opportunity, the home sits on the side of this generous plot measuring 1.1

acres (stms), the plot offers ample off road parking, a raised patio seating area outside the master bedroom, a variety of fruit trees and a timber garden storage shed.

The garden at Pightle House certainly represents a real escape from reality in its secluded position, surrounded by some of Norfolk's beautiful countryside.

### Location

Eastmoor is a small hamlet which consists of just a few properties and sits close to the village of Barton Bendish, just 8 miles south-west of the town of Swaffham and approximately 31 miles west of the major city of Norwich.

Amenities and facilities can be found in Swaffham, which is an historic market town, located approximately 16 miles from King's Lynn, 17 miles from both Sandringham and Thetford Forest and 28 miles from the coastal town of Hunstanton. The beautiful Norfolk Broads are also only about an hour away. Swaffham boasts ample free parking within the town and has a small, social history museum, 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 banding will be reviewed and may be subject to change.

### directions to this property:

Leave Swaffham via the A47 heading in the direction of King's Lynn. At the roundabout, take the first exit onto the A1122 and continue towards Downham Market. Just after the RAF Marham turning, take the left hand turn onto Narborough Hill. At the bottom of Narborough Hill, proceed straight over onto Beachamwell Road. Take the left hand turn onto Eastmoor Road, signposted 'Eastmoor' and continue along. The property will be found on the left hand side, identified by our William H Brown "For Sale" board.



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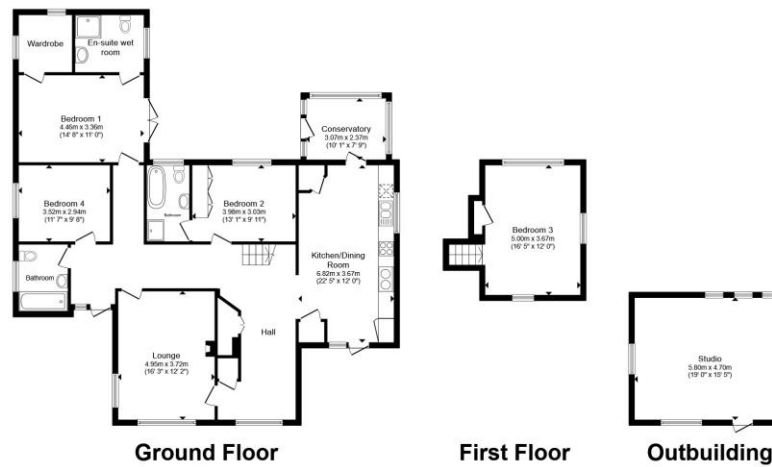
welcome to

## Pightle House Eastmoor Road, Eastmoor

- Well-proportioned 4 bedrooms detached chalet bungalow in idyllic countryside setting
- Offering an opportunity update and personalise throughout
- Retained character features
- Two en-suites and a family bathroom
- Detached studio / workspace

Tenure: Freehold EPC Rating: D

Council Tax Band: C



Total floor area 196.3 m<sup>2</sup> (2,112 sq.ft.) approx

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.propertybox.io

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