



School Farm Cottage

Offers In Excess Of £225,000

This semi-detached cottage is a full renovation project and has scope for extending (subject to any necessary planning permissions).

From the entrance hall, there is a sitting room with open fire and an opening to the dining room. French doors lead to the kitchen which provides access to a conservatory (ready to be replaced).

On the first floor is the upper landing, main bedroom with built in wardrobes which is access via bedroom 2 (a small corridor could be reinstated to provide separate access), bedroom 3 and family bathroom.

The cottage enjoys a good sized garden which is South facing and encompasses a driveway to the side for ample off road parking and provides access down to the workshop. The property further benefits from a brick and flint outbuilding.

With the current owner having lived at the cottage since 1950, the property is being sold with no onward chain and is ready for another family to make it their home.

Services - Mains electricity and water connected. Private drainage currently (mains drains in the road). Oil central heating via the Rayburn cooker.

N.B. This property is unregistered so first registration will need to be done by the buyers solicitor.

N.B. The section of garden roped off in the photos has Japanese knotweed, this is currently being treated under a 5 year programme with a 10 year warrantee. Further information can be provided for mortgage lenders.



N.B. Planning permission was granted for two properties to be built on the land to the rear. The properties are behind the neighbouring property and the gardens back on to this property. Further information and plans are available.

N.B. The owner of this property is related to the managing director of Parsons & Company.

Situation

Beeston is a medium sized village located approximately 7 miles from Dereham town centre. The village offers a church, community run public house (The Ploughshare) which also encompasses a shop, village hall, primary school and playing field. Neighbouring village Litcham also provides useful amenities, including a 'good' OFSTED rated Secondary school (last inspected 2022), doctors surgery, convenience store & post office, deli and take away.

Directions

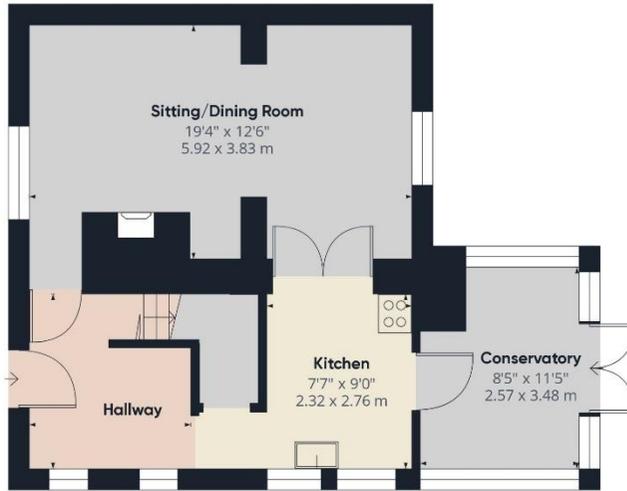
From Dereham, follow signs for A47 West and continue on the A47 in direction of Swaffham. After roughly 4 miles pass a sign for 'Greenbanks' hotel/restaurant and then take the right hand turning signposted Beeston. Continue for approximately 2 miles entering the village of Beeston along Dereham Road. At the crossroads, turn right after Beeston Primary school into Syers Lane, and the cottage will be found after a short distance on the right hand side with a Parsons & Company For Sale board.

For further information and to arrange your viewing, please contact our friendly and professional staff.

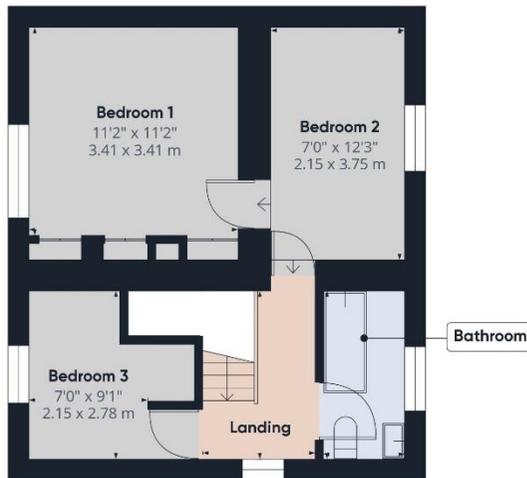
This property is being marketed by our Dereham office and the property reference is AD0253.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Also if there is anything in particular that you require clarification on - call the office before viewing. For further information see Consumer Protection from Unfair Trading Regulations 2008.





Ground Floor



Floor 1

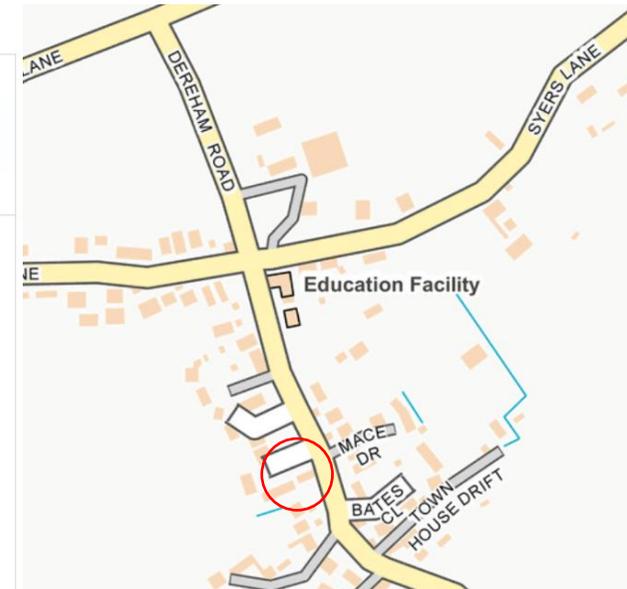


Approximate total area⁽¹⁾
885.44 ft²
82.26 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		101
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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