





## The Old Crown

£699,995

Boasting huge potential is this approx. 200-year-old Grade II listed four-bedroom detached house situated in the quaint village location of Ovington. Formally an Inn known as 'The Old Crown', the property sits on a fantastic 4.55 Acre plot, including an approx. 3.18 Acre rear field, this is accessible by a vehicle track via access from a neighbouring road.

The property is in need of some modernisation but boasts ample space. You are greeted with a separate entrance hall, a character living room with timber beams to ceiling and inglenook fireplace with log burner, a dining room with inglenook fireplace and log burner and there is also an open-plan kitchen/dining room to the rear of the property. Further on, there is a study, utility space as well as another study or hobby space.

To the back of the property, there is a spacious garden room with double doors to the garden, this is accessed via hallway that also benefits from an adjacent ground floor shower room. Upstairs, there are four double bedrooms, of which are all serviced by a family bathroom.

Outside, to the front, is an extensive driveway that provides off-street parking for several vehicles, this leads to a double garage and a workshop area. There is also a generous front garden area, that also provides access to an outbuilding that has potential to be a separate annex.

To the rear, is a patio area that leads to a garden area with various trees and foliage. There is a vehicle track to the side, that provides access to the back end of the garden, plus an orchard area (could be made into an area for stables - STPP) as well as access to the field. There are wind turbines to the garden that have no additional costs, that provide some assistance of the electricity bill.





## Services

Solid fuel heating. Mains water and electricity are connected. Private drainage.

## Situation

Ovington is a small civil parish under 2 miles from Watton. Watton is a Breckland market town located between Dereham and Thetford on the A1075. The town offers a variety of independent shops and retailers, along with national supermarket Tesco. There are a number of local cafe's, restaurants and public houses, as well as junior and secondary schooling.

## Directions

To find the property from Dereham head south on Shipdham Road (A1075) for approximately 9 miles. Turn left signposted Ovington onto Church Road and at the junction turn right onto The Street where the property will be found immediately on the right hand side.

**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 AD0308.

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 Building 1



Floor 1 Building 1

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Approximate total area<sup>(1)</sup>

2551.91 ft<sup>2</sup>  
237.08 m<sup>2</sup>

Reduced headroom

8.5 ft<sup>2</sup>  
0.79 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



### Energy Efficiency Rating

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

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