



The Rectory, High Street, Fincham, Kings Lynn, Norfolk, PE33 9EL

ASKING PRICE £499,000

BKnowles 
CITY & COUNTRY PROPERTIES

**A DETACHED FOUR BEDROOM PROPERTY LOCATED IN A
CONSERVATION AREA OF THE VILLAGE OF FINCHAM APPROXIMATELY
9.5 MILES FROM KING'S LYNN AND 5.6 MILES FROM DOWNHAM
MARKET.**

ACCOMMODATION:

Entrance Hall | Study | Living Room | Dining Room | Kitchen | Utility Room |
Cloakroom | 4 Bedrooms | WC | Bathroom | Enclosed Garden | Garage |
Driveway Parking



DESCRIPTION

The property offers spacious accommodation situated in popular village location with double glazing, enclosed garden to the rear, garage and driveway parking.

Study with Artex ceiling

4.50m x 3.28m (14'9 x 10'9)

Living room with Artex ceiling

4.43m x 6.58m (14'6 x 21'7)

Dining room with Artex ceiling

3.31m x 4.06m (10'10 x 13'4)

Utility room with Artex ceiling

Kitchen with Artex ceiling— Measurements To Follow

Cloakroom with Artex ceiling

Bedroom 1 with Artex ceiling

4.45m max x 4.06m max (14'7 max x 13'4 max)

Bedroom 2 with Artex ceiling

4.45m x 3.37m (14'7 x 11'1)

Bedroom 3 with Artex ceiling

4.45m x 2.38m (14'7 x 7'10)

Bedroom 4 with Artex ceiling

2.51m x 3.10m (8'3 x 10'2)

WC with Artex ceiling

Bathroom with Artex ceiling

Garage

Enclosed garden

Driveway parking

All measurements are approximate

An asbestos report can be provided on request

LOCATION

Fincham is well located for exploring the Fens, the Brecks, Kings Lynn (approximately 9.5 miles) and Downham Market (approximately 5.6 miles)

Downham Market, located on the bank of the River Great Ouse is one of Norfolk's oldest market towns, dating back to Saxon times. With an attractive market place with markets taking place on a Friday and Saturday, the town has many amenities of cafes, restaurants, range of shops and schooling. There is a mainline railway station with services to King's Lynn, Ely, Cambridge and London King's Cross.

The church of St Martin is of perpendicular style with an imposing tower. It is mainly a re-building of 1450 but the porch is Victorian. The village had two churches not far apart, but the one dedicated to St. Michael fell into decay and was pulled down in 1744.





There are two notable buildings in the village - Fincham Hall, the Tudor manor house, standing on the site of earlier halls, which was the home of the Fincham family until 1572 and Talbot Hall, one of the earliest manors of the village. There is a village pub, hairdressers, hotel/restaurant and garage.

The nearby village of Shouldham offers primary schooling, pub, church, bowls, post office and a popular Forestry Commission warren for excellent walking and riding.

OUTSIDE

Enclosed garden to the rear, garage and driveway parking.

GENERAL INFORMATION

Services

The property is connected to mains electricity, water and drainage with oil central heating.

Tenure

The property is being offered for sale Freehold with no onward chain

Asking Price

£499,000

Local Authority

Borough Council of Kings Lynn and West Norfolk 01553 616200

Council Tax Band - F £3174.00 please contact the council to check charges
EPC Band D

Viewing

Strictly by appointment with Bridgit Knowles Ltd

Tel: 075000 61734

Email: enquiries@bridgit-knowles-ltd.co.uk



COVENANTS

That the Purchasers will not at any time hereafter call or designate the property hereby conveyed or any part thereof or permit the same to be called or designated by any name which might suggest that the property hereby conveyed is owned or occupied by the Incumbent for the time being of the said Benefice and without prejudice to the generality of this covenant will not call or designate the property or permit the same to be called or designated "The Rectory" "The Vicarage" "The Parsonage" "The Old Rectory" "The Old Vicarage" or "The Old Parsonage" or by any similar name

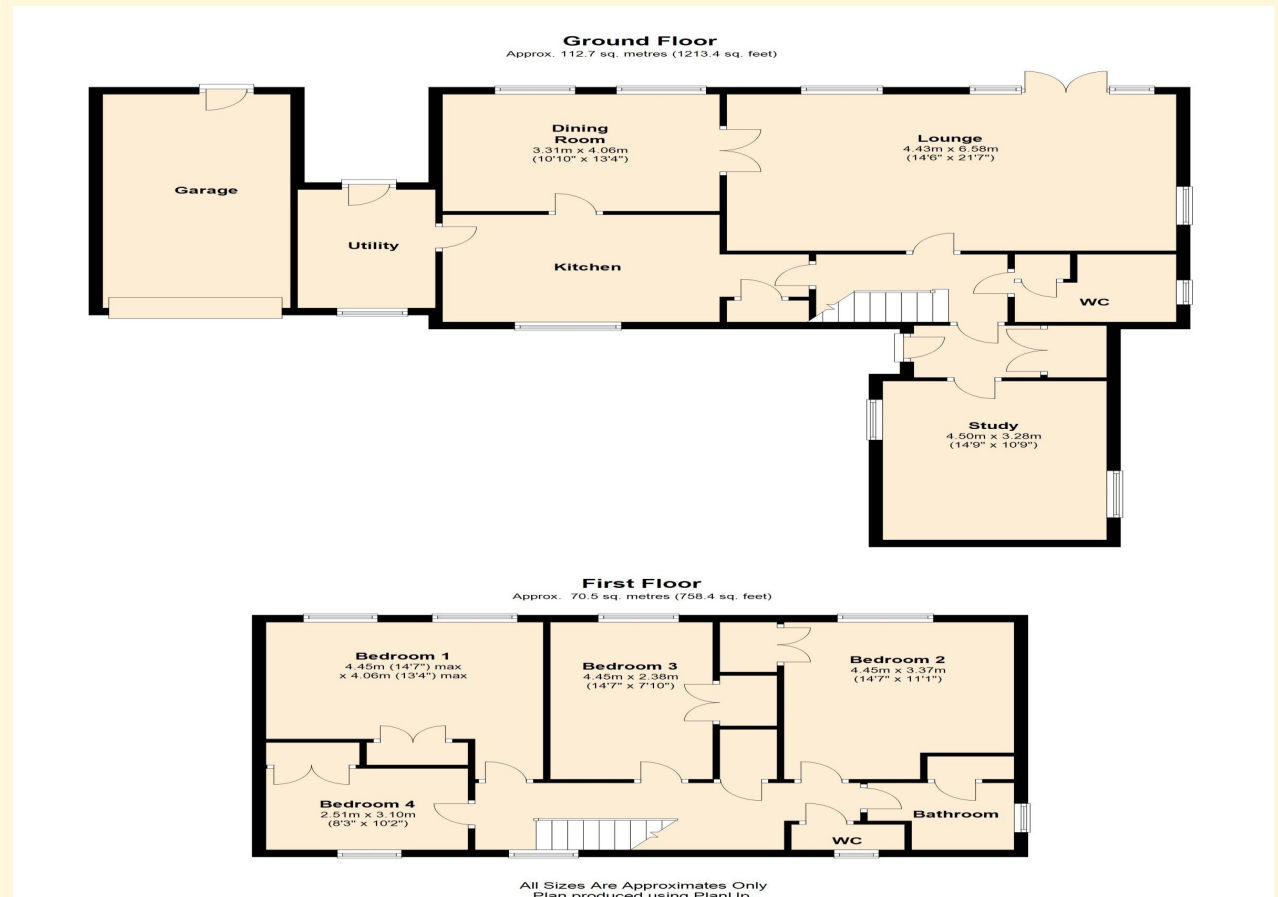
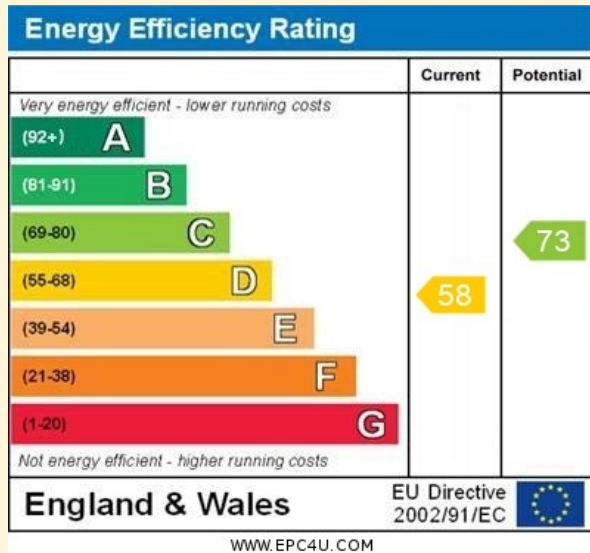
That neither the property hereby conveyed or any part thereof nor any existing or future building thereon or on any part thereof shall at any time hereafter be

Used as or for a place of amusement hotel tavern inn or public house nor shall any spirituous or fermented liquors at any time be sold in or upon the property hereby conveyed or any part thereof and that no act deed matter or thing shall at any time be done suffered or permitted in or upon the property hereby conveyed or any part thereof which may be or become a nuisance annoyance or disturbance to the Incumbent for the time being of the said Benefice or his successors or the Board or its successors in title or which may tend to depreciate or lessen the value of the adjoining or neighbouring property belonging to the Incumbent or to the Board

That no act deed matter or thing shall at any time be done suffered or permitted in or upon the property hereby conveyed or any part thereof which may be or become a nuisance annoyance or disturbance to the Minister for the time being conducting or the congregation attending divine service in the Parish Church of Fincham or the Churchyard surrounding the same

That the property hereby conveyed will not be used for any purpose other than as a private residence with garden and coach house in one single family occupation only

That no additional building shall be erected anywhere on the property hereby conveyed PROVIDED that this shall not preclude the Purchasers from extending the existing building nor from erecting garden structures such as sheds greenhouses glasshouses (other than for commercial purposes) summer houses outbuildings stables loose boxes or other structures (provided that they are not used or capable of being used or made capable of being used for residential purposes) and that no additional buildings (other than extensions to the existing building) shall be erected without the prior written consent of the Board



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