



Old Bell Cottage, School Road, POCKTHORPE. (Near West Rudham) PE31 8TE.

KING'S LYNN 16 MILES.
FAKENHAM 7½ MILES

Offers sought in the region of
£400,000

Freehold



Traditional, detached, brick, flint and tiled, Period Cottage with mainly electrically heated and double glazed accommodation, which includes a self-contained Annexe. There are numerous character features including latch doors, a beamed ceiling and wood burning stoves.

The property, which requires repair and modernisation, stands in a lovely rural position, within the quiet rural hamlet of Pockthorpe, and has fine South-Easterly views from the front across open farmland.

The cottage comprises; (on the ground floor), Entrance Vestibule, Sitting room, 25ft Kitchen/ Breakfast room and Dining room/Bedroom. On the First Floor is a further Bedroom and Bathroom.

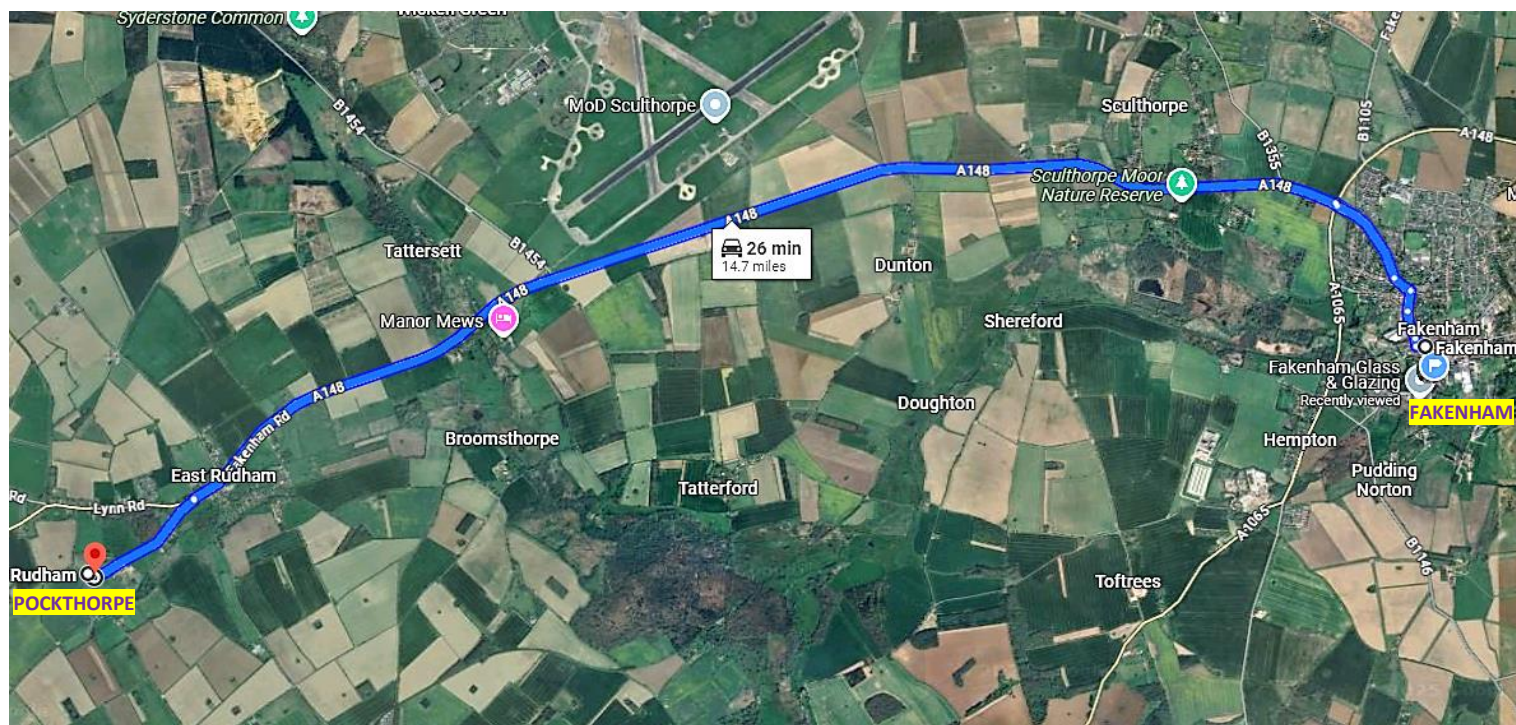
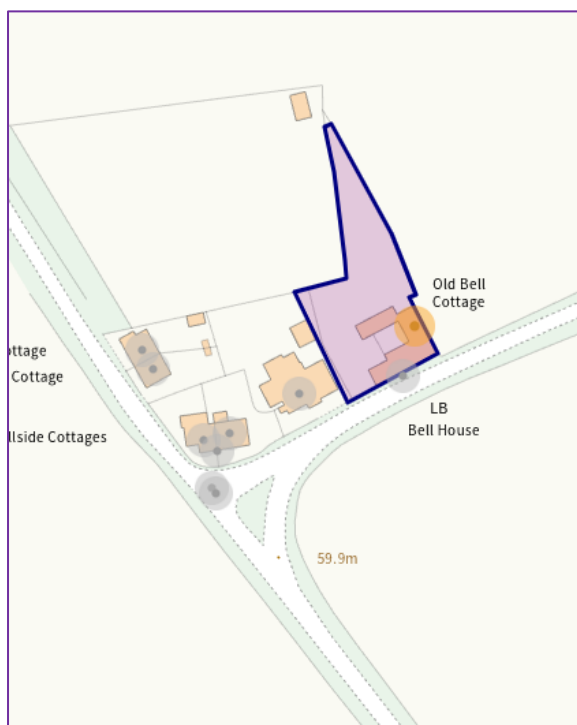
To the rear is an attached, self-contained Annexe with fine 28ft Sitting room, Hallway, Kitchen, Bathroom and Double Bedroom.

There is a large, adjoining Garage/Workshop, ample car parking space and mature Gardens extending to about ¼ acre (stms), adjoining open farmland.

Tel: 01328 864763 office@baileybirdandwarren.co.uk www.baileybirdandwarren.co.uk

Directions: From Fakenham take the A.148 King's Lynn road, and proceed for 6¾ miles into East Rudham. Bear left at the end of the village Green, into School Road, and continue out of the village for ¾ mile, into Pockthorpe. The property is on the right, at the end of the road, as marked by a For Sale board.

Location: Pockthorpe is a quiet, rural hamlet surrounded by open farmland, close to the village of West Rudham. The neighbouring village of East Rudham offers a Church, Pub, shop and tea room. The A.148 passes through these villages and gives good road access to the Market Town of Fakenham, (7½ miles), where there is a good range of shopping, educational sporting and leisure facilities (and was once voted by readers of the "Country Life" magazine as the seventh best town in Britain to live). The larger Town and Port of Kings Lynn, (with its direct rail link to London (Kings Cross)), is 16 miles distant. The Royal Sandringham Estate, and the popular North Norfolk Coast are within easy motoring distance.



To view this property, or for more information, please contact: Bailey Bird & Warren, 39 Bridge Street, Fakenham. Norfolk. NR21 9AG.

Tel: 01328 864763.

Email: office@baileybirdandwarren.co.uk

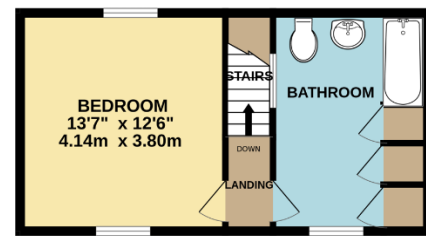
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Services: Mains water, electricity and a private drainage system are connected to the property.

District Authority: Borough Council of King's Lynn & West Norfolk
Tel: (01553) 616200.

Tax Band: "E".

EPC: TBA



Ground Floor:

Entrance Hall: Former fireplace recess with adjoining double cupboard housing electricity meters. Beamed ceiling, Tiled floor. Secondary double glazed window.

Sitting room: 13'3" x 11'7", (4.1m x 3.5m). Brick fireplace with wood burning stove, and quarry tiled hearth. Adjoining shelves and fitted cupboard. Further fitted shelves. "Heatstore" night storage heater. Timber panelled ceiling. Secondary double glazed window. Door to;

Kitchen/Breakfast room: 24'8" x 18'6", (7.5m x 2.6m). Stainless steel sink unit set in fitted work top with tiled splashback, and drawers and cupboards under. Adjoining tall cupboard and range of wall units. Further fitted work top with drawer, cupboards and appliance space under. Fitted shelves. Hatch to roof space. "Creda" night storage heater. "Glen" electric heater. Tiled floor. Double glazed window to North. Further window to West. Half glazed door to outside.

Dining room/Bedroom: (off entrance hall). 14'3" x 9'5", (4.3m x 2.9m). A double aspect room with secondary double glazed window to South, and double glazed window to East. "Creda" night storage heater. Telephone point. Hatch to roof space.

Staircase from entrance hall to;

First Floor:

Landing:

Bedroom: 13'7" x 12'6", (4.1m x 3.8m). Double glazed window with rural views to South. Further window to North.

Bathroom: Coloured suite of panelled with "Triton" shower over, and tiled surround. Low level WC. Pedestal hand basin with tiled splashback. Electrically heated towel rail....

....Wall mounted electric fan heater. 2 built-in cupboards and airing cupboard with lagged copper hot water cylinder, with fitted immersion heater and slatted shelving. Hatch to roof space. Double glazed window with farmland views.

Approached off the (Ground Floor) entrance hall, is a door to **The Annexe:**

Sitting room: 28'9" x 12'1", (8.8m x 3.7m). Brick and flint feature fireplace with "Efel" multi-fuel fired burner and quarry tiled hearth. Adjoining shelf with cupboard under. "Creda" night storage heater. Timber panelled ceiling. Part timber floor. Wall lights. Shuttered double glazed sliding patio doors to outside. Latch door to;

Kitchen: 12'0" x 6'4", (3.7m x 1.9m). Stainless steel sink unit set in fitted work surface with cupboards and appliance space under. Matching wall cupboards. "Creda" night storage heater. Double glazed window.

Hallway: with half glazed door to outside.

Bathroom: Panelled bath with tiled splashback, and shower over. Pedestal hand basin with tiled splashback. Low level WC. Electric heater and electric fan heater. Hatch to roof space

Bedroom: 17'3" x 12'0". (5.3m x 3.7m) max. Built-in double wardrobe cupboard "Creda" night storage heater. 2 secondary double glazed windows and small stained glass window. TV point. Telephone extension point.

Outside: A field gate leads to a gravelled drive, off street parking, and a brick, flint and tiled **Garage/Workshop, 21'3" x 14'0", (6.5m x 4.3m)**, with double timber entrance doors, concrete floor, deep sink, worktop, plumbing for washing machine, range of cupboards, work bench and half glazed personal door. Adjoining **wood store**.

The gardens lie to the rear of the property, where there are lawned areas and numerous mature shrubs and trees, the whole extending, in all, to about 1/4 acre (stms), and adjoining open farmland.

