



HYTHE ROAD

METHWOLD, IP26 4PP

£575,000

FREEHOLD

Chilterns

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Chilterns

A spacious individually designed detached four bedroom house occupying a non estate location in this popular west Norfolk village and standing in mature gardens extending to approximately 0.60 acre (subject to survey). This delightful home includes superb family accommodation and benefits from a converted barn/studio. Viewings are recommended.

General

Located in the popular West Norfolk village of Methwold, Vine House is a spacious individual architecturally designed detached four bedroom house standing in mature gardens of approximately 0.60 acres (subject to survey).

The property, which is approached via a long shingled driveway, offers spacious and well laid out accommodation throughout extending to approximately 2,500 square feet (internal floor area) including a separate lounge and dining room as well as a study.

The large kitchen/breakfast room is exceptionally well fitted and includes an Aga electric range cooker and there is a useful utility off. To the first floor there are four double bedrooms, the master bedroom (with dressing room) and guest bedroom two each having the benefit of their own en-suite and there is a lovely family bathroom with separate shower cubicle.

The property benefits from Upvc sealed unit double glazing throughout as well as full oil fired central heating as well as a cosy wood burner in the lounge.

The property enjoys a lovely aspect set well back from the Hythe Road with established gardens to the rear being partly walled and adjacent grazing land. Attached to the rear of the house is a large Veranda over an extensive paved patio area. Ideal for barbeques and within the garden is a substantial barn with wood burner, converted and currently used by the vendors for family events and entertaining. In fact the sale of 'Vine House' represents an excellent opportunity to those purchasers seeking a larger family home in a village location and viewings are highly recommended.





Lying on the edge of the Thetford Forest, Methwold is a village of traditionally built chalk and flint cottages and houses; a church; secondary and primary schooling; a public house and club along with convenience store, post office and fish and chip shop. The small village of Methwold Hythe lies approximately 1 mile North-West. The Suffolk market town of Brandon is approximately 7 miles away with Thetford lying approximately 14 miles to the East and Downham Market and King's Lynn lying 11 and 19 miles to the North. The A11, A14 and A10 are within easy reach and provide direct access to London, the Midlands and the North and there are mainline railway stations in the nearby towns of Downham Market and Brandon.

OPEN TILED PORCH WAY With light; entrance door leading to:

RECEPTION HALLWAY 15' 7" x 9' 10" (4.75m x 3.0m) Radiator; double cloaks cupboard with hanging rail and shelving; UPVC sealed unit double glazed window; ceramic tiled floor; staircase leading to first floor.

CLOAKROOM With W.C and handbasin; radiator; ceramic tiled floor.

LOUNGE 23' 2" x 15' 6" (7.08m x 4.74m) Fireplace with pine surround and mantle, ornate cast-iron inset incorporating wood-burning stove with slate hearth; UPVC sealed unit double glazed windows to front and rear aspect, as well as UPVC sealed unit double glazed French doors to rear terrace; two radiators; fitted carpet.

DINING ROOM 18' 8" x 14' 7" (5.70m x 4.45m) UPVC sealed unit double glazed windows to front and side aspect; laminate flooring. (Currently used as a work studio).

OFFICE 12' 0" x 8' 5" (3.68m x 2.57m) With UPVC sealed unit double glazed window to side aspect; fitted carpet.

KITCHEN/BREAKFAST ROOM 17' 10" x 18' 9" (5.45m x 5.72m) L-Shaped Well fitted with extensive range of contemporary matching wall and floor covered units with quartz work-surfaces over incorporating butler sink with mixer tap; plumbing for dishwasher; integrated electric oven and ceramic hob with extractor canopy over and glass splashback; radiator; UPVC sealed unit double glazed windows and UPVC sealed unit double glazed French doors to rear Sun terrace; UPVC sealed unit double glazed window and stable door to side aspect.

UTILITY ROOM 5' 11" x 5' 6" (1.82m x 1.70m) Further cupboard units with work surfaces over incorporating stainless steel sink unit with mixer tap; plumbing for automatic washing machine and space for dryer; UPVC sealed unit double glazed window; ceramic tiled floor.

STAIRCASE LEADING FROM RECEPTION HALLWAY TO FIRST FLOOR:

GALLERIED LANDING 15' 7" x 13' 11" (4.75m x 4.25m) Two radiators; UPVC sealed unit double glazed windows; linen cupboard with slatted shelving; airing cupboard with hot water cylinder and immersion heater; fitted carpet.





MASTER BEDROOM ONE 17' 10" x 12' 4" (5.45m x 3.77m) Radiator, UPVC sealed unit double glazed windows with double aspect; fitted carpet.

WALK IN DRESSING AREA With radiator and shelving; fitted carpet.

EN SUITE BATHROOM 10' 9" x 5' 11" (3.30m x 1.81m) Panelled bath with plumbed in shower over and glass shower screen; pedestal wash basin and W.C; dual electric chrome towel rail; UPVC sealed unit double glazed window; radiator; ceramic tiled floor.

MASTER BEDROOM TWO 14' 7" x 0' 0" (4.46m x 0m) Built-in double wardrobe cupboard with hanging rail and shelving; storage cupboard; radiator; UPVC, sealed unit double glazed window to front aspect; fitted carpet.

EN SUITE SHOWER ROOM 8' 2" x 5' 2" (2.50m x 1.58m) Walk-in shower cubicle with glass screen and plumbed in shower; concealed W.C and vanity wash basin; radiator; part tiled walls and ceramic tiled floor.

BEDROOM THREE 15' 6" x 12' 7" (4.74m x 3.85m) Radiator; UPVC sealed unit double glazed windows to front and rear aspect; built-in double wardrobe cupboard with hanging rail and shelving; fitted carpet.

BEDROOM FOUR 11' 1" x 10' 2" (3.40m x 3.11m) Radiator; UPVC sealed unit double glazed window to rear aspect; fitted carpet.

FAMILY BATHROOM 14' 7" x 8' 4" (4.47m max x 2.56m) Tiled walk-in shower with glass screen and plumbed in shower; panelled bath with hand held shower/ mixer attachment. Vanity wash basin with marble top, WC. UPVC sealed unit double glazed window; chrome towel rail; part tiling to walls and ceramic tiled floor.

OUTSIDE The property is set well back from the Hythe Road and occupies a large established plot with gardens extending to approximately 0.60 acre (subject to survey). To the front there is vehicular access through a five bar wooden gate onto a long shingled driveway and parking area that provides excellent parking for several vehicles and continues along the side of the property to the detached double garage. The front boundary is formed by a low wall and there are beds and borders containing mature shrubs and bushes.

As mentioned, the driveway continues at the side to provide additional parking and leads to the:

BRICK & TILED DOUBLE GARAGE 18' 3" x 17' 11" (5.57m x 5.47m) With twin double garage doors as well as side door; light and power; loft storage area.

The large rear garden is partly walled and chiefly lawned as well as being interspersed with a variety of shrubs, bushes and trees including fruit trees. There are well stocked beds and borders, arbor's with climbing shrubs and a dedicated vegetable area. These gardens adjoin and overlook open meadows and grazing land.

Directly to the rear of the house is an extensive paved terrace partially covered by a :

ATTACHED VERANDA Partially Oak framed with a sloping tiled roof, ideal for al fresco dining and summer barbeque's.

Also located within the garden is:

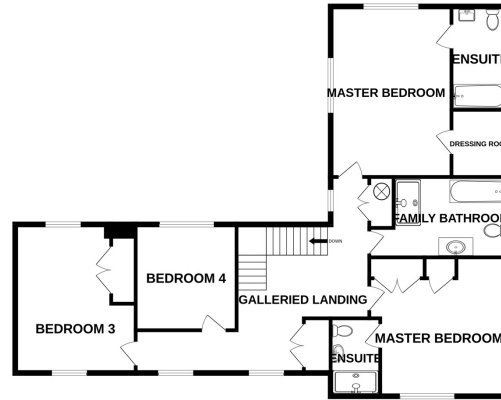
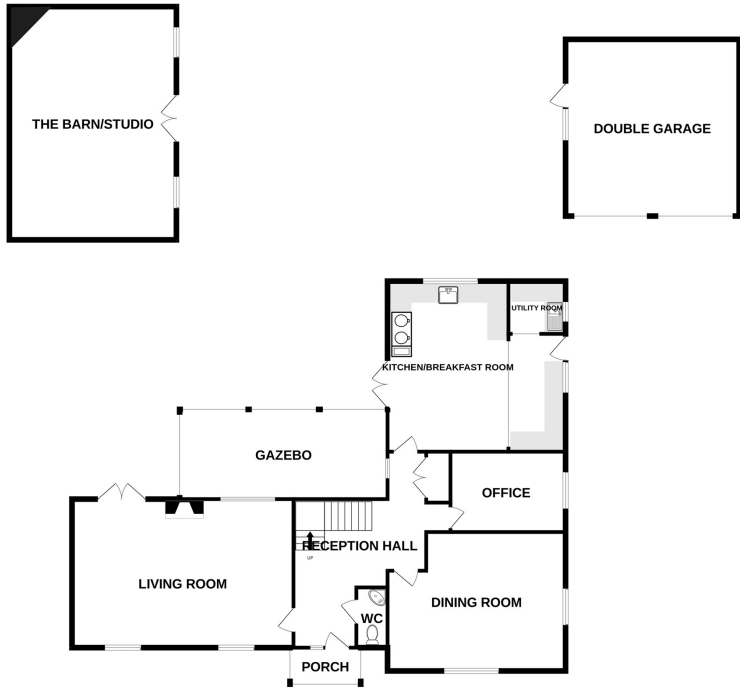
THE BARN 17' 5" x 24' 5" (5.33m x 7.46m) Of Chalk lamp construction, under a pantiled roof, this barn has been converted to provide an excellent entertaining space or studio, and has a flagstone floor, exposed beams, and a wood-burning stove.





GROUND FLOOR
2275 sq.ft. (211.3 sq.m.) approx.

1ST FLOOR
1277 sq.ft. (118.6 sq.m.) approx.



TOTAL FLOOR AREA : 3552 sq.ft. (330.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

SERVICES

Mains water and electricity is connected.
Septic tank drainage. Oil fired central heating. Solar panels were fitted in 2016.

COUNCIL TAX Band: G

ENERGY RATING (EPC) D



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