

# Chilterns

THE  
GUILD  
PROPERTY  
PROFESSIONALS



Cranwich Road, Mundford, Thetford

£1,200 pcm

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[www.chilternsc.co.uk](http://www.chilternsc.co.uk)





Cranwich Road, Mundford, Thetford, IP26 5JH

A unique opportunity to rent this three bedroom period cottage in a forest location. Before enquiring, applicants must consider the remote location of this property and the track, which may not suit all vehicles. For more information please contact the agent.



## SITUATION & LOCATION

This period three bedroom semi detached cottage is situated in a unique location, surrounded by the pine forests and woodland of Thetford Forest Park. The house is well presented throughout and benefits from a separate lounge and dining room, a kitchen and utility room. The bathroom is to the ground floor and there are some electric storage heaters and individual wood burning stoves. The pretty established gardens are well stocked with a variety of shrubs, trees and bushes and there is sufficient parking for vehicles adjacent the property.

Prospective tenants should consider the practicality of living in this environment. The Forestry Commission track that leads off the main highway, is approximately one mile long. It is uneven and although periodically maintained is liable to deteriorate with potholes, all of which will be unsuitable for some vehicles. Although the cottage is one of three properties adjacent to each other, this is an isolated location where one must be respectful of the privacy of ones neighbours' and all these factors must be seriously considered in advance. The established gardens and hedging will also be the responsibility of the incoming tenant and will be expected to be maintained to a good standard.

The property is situated off the A1065 Brandon to Mundford Road. If you are approaching Mundford from Brandon, Track 44 is on the left hand side. Proceed along the track for approximately a mile. It bares to the right and ends at Icker Buildings.

The nearby village of Mundford is located on the edge of Thetford Forest, about 4 miles from the market town of Brandon and about 8 miles from the larger town of Thetford. The village has its own shops; primary school; church and public house and a central playing field with a modern village hall complex. In addition, there is a bowls and cricket club, as well as a number of other organised social events.

**ENTRANCE LOBBY** Sealed unit double glazed windows with roller blinds; ceramic to floor; cloaks and shoe/boot storage area. Part glazed door leading to:

### DINING ROOM 17' 10" x 11' 1" (5.44m x 3.40m)

Cast iron Victorian fireplace with painted timber surround and inset wood burning stove; two night storage heaters; ceramic tiled floor; softwood framed single glazed casement windows with roller blinds; under stairs storage cupboard.

**INNER LOBBY** With staircase to first floor; parquet flooring.

### SITTING ROOM 17' 10" x 10' 11" (5.44m x 3.33m)

Cast iron Victorian fireplace with painted timber surround and inset wood burning stove; night storage heater; ceramic tiled floor; softwood framed single glazed casement windows with roller blinds- one with secondary glazing; access to under stairs storage cupboard as listed in Dining room. Low-level fitted storage cupboard with shelving exposed pine flooring.

### KITCHEN 14' 10" x 7' 9" (4.53m x 2.37m)

Range of custom built floor cabinets with oak work surfaces incorporating, Butler sink with mixer tap; further shelving to wall; slot in range master cooking range with gas burners and warming plate, twin ovens and grill; original built-in bread oven; night storage heater; single glazed casement windows with roller blinds – one with secondary glazing; ceramic tiled floor.

### UTILITY ROOM 10' 1" x 8' 3" (3.08m x 2.52m)

Plumbing for washing machine and space for dryer, work surface above; space for fridge freezer; night storage heater; single glazed casement

window with roller blind and secondary glazing; fitted shelving; airing cupboard with insulated copper cylinder and immersion heater; ceramic tiled floor; door leading to:

### GROUND FLOOR BATHROOM 7' 11" x 6' 3" (2.42m x 1.91m)

Panelled bath with thermostatic controlled shower over, glass shower screen, vanity wash basin and WC; brick feature wall with remnants of original copper; two electrically heated towel rails; casement window with roller blind; ceramic floor.

### STAIRCASE FROM INNER LOBBY TO FIRST FLOOR :

**LANDING** Exposed timber floor, single glazed casement window with roller blind; access to lost space.

### BEDROOM ONE 17' 9" x 10' 9" (5.42m x 3.29m)

Fireplace with inset woodburning stove; single glazed casement windows with roller blinds – one with secondary glazing; exposed timber floor.

### BEDROOM TWO 14' 6" x 8' 2" (4.42m x 2.50m)

Single glazed casement window with roller blind; exposed to floor.

### BEDROOM THREE 9' 2" x 8' 1" (2.81m x 2.48m)

Single glazed casement windows with roller blinds; exposed timber floor.

**OUTSIDE** The property enjoys established cottage gardens, well stocked with many varieties of shrubs, bushes roses and perennials. The gardens are retained by established hedging, including Beech hedging and lie adjacent to woodland. There is adequate parking adjacent the property.

### ATTACHED BRICK AND SLATE STORE

**SERVICES** Mains water and electricity are connected. Septic tank drainage (shared with No. 1 Icker Buildings).

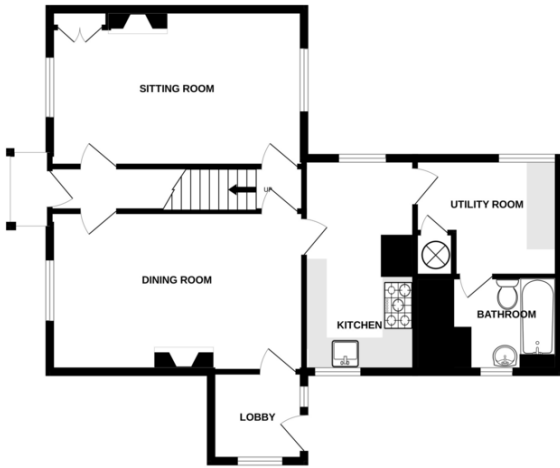
### COUNCIL TAX BAND EPC RATING TBA

**AGENTS NOTE** We understand that the adjoining property, No 1 Icker Buildings, has been owned by a shooting syndicate for over 30 years. The syndicate often meet at the property although we are advised they no longer shoot locally. However, carcasses may be brought back to the property at the end of any shoots.

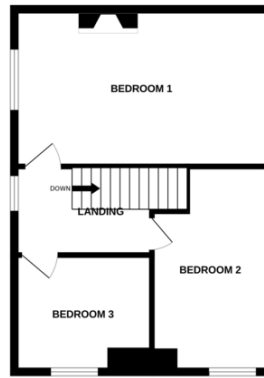
**RENT ADJUSTMENT FOR PET INCLUSION** Where it is agreed that the landlord will allow a pet(s) as part of a tenancy, the advertised rent will be subject to an increase of £25.00 (Twenty Five Pounds) PCM. There is no guarantee that the Landlord will agree to accepting a pet or pets and where this might be considered full details of the pet(s) will be required for consideration.



GROUND FLOOR  
731 sq.ft. (67.9 sq.m.) approx.



1ST FLOOR  
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA: 1167 sq.ft. (108.4 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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EPC TO FOLLOW



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