



Viewing by appointment with our
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- ◆ 16th Century Property
- ◆ Three Bedrooms
- ◆ Three Reception Rooms
- ◆ Gardens

- ◆ Oil Fired Central Heating
- ◆ Character and Charm
- ◆ Period Features
- ◆ Beautiful Presentation



Loch Farm

Loch Lane, Watton, Thetford, Norfolk, IP25 6HE

£1,450 pcm

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Dereham Lettings Office: 01362 693560 or dereham@sowerbys.com



Loch Farm

A three bedroom, three reception detached period property dating from the 16th century and bursting with period charm and features. Offered to rent unfurnished for a long let from July 2017. The property is located at the end of a farm track shared with a neighbouring property and is surrounded by farmland with a nearby golf course, Richmond Golf Club on the doorstep. There are many walks nearby and this property offers a rare chance to enjoy tranquillity and solitude. The accommodation on the ground floor comprises entrance hall, kitchen/dining room, reception hallway, downstairs cloakroom, dining room, inner hallway, and sitting room. On the first floor is a master bedroom with en-suite facilities, a family bathroom, two further bedrooms and a reception landing. There is allocated parking for several vehicles to the side of the property, to the front a mature lawned garden and to the rear, garden with an abundance of fruit trees.



Agents Note

Agent's Note

Pets considered.

The property is on a water meter.

The property has a water softener.

The Rayburn is coal fed.

No DSS.

The property is unfurnished.

Appliances in the kitchen will remain at the property.

Energy Efficiency Rating

F Ref:- 8845-7927-3430-4302-6992

To retrieve the Energy Performance Certificate for this property please visit <https://www.epcregister.com/> and enter in the reference number above.

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Accommodation Comprises :-

Part glazed timber door opening into...

Entrance Hall

6' 8" x 5' 3" (2.03m x 1.6m)

Dual aspect with windows to either side, pavement tiled floor, radiator, range of open bookshelves, exposed ceiling timbers, recessed halogen spotlights, radiator and part glazed stable door opening into kitchen/dining room.

Kitchen/Dining Room

18' 1" x 13' 3" (5.51m x 4.04m)

Dual aspect room with windows to front and rear, pavement tiled flooring, fully fitted kitchen finished in oak with granite worktops, matching upstands and windowsill. Twin oven Rangemaster cooker with canopy extractor over, granite splashback, Belfast sink inset to worktop with fluted drainer, integrated dishwasher, integrated washing machine and integrated fridge/freezer. Solid fuel Rayburn inset to fireplace with painted timber surround, exposed ceiling timbers, television point, water softener and part glazed door opening into side reception hall.

Side Reception Hall

13' 11" x 9' 2" (4.24m x 2.79m)

Window to side with views across Richmond Golf course, timber door to front, ceramic tiled floor, radiator, exposed ceiling timbers and part glazed door opening into downstairs cloakroom.

Cloakroom

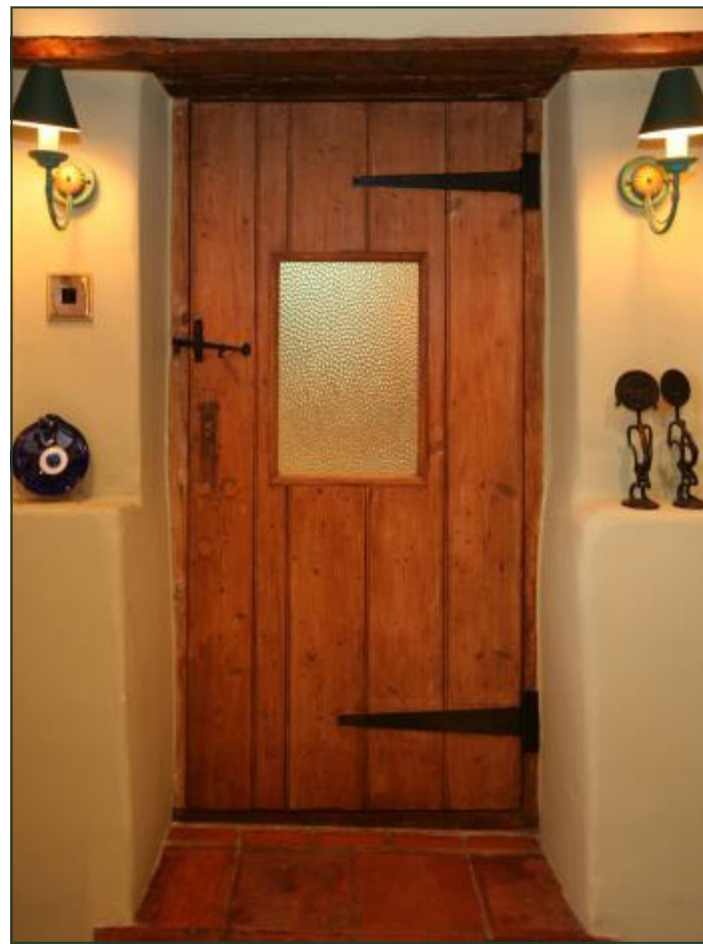
Window to rear overlooking orchard, double doors opening into storage cupboard with pine slatted shelving and floor mounted oil fired boiler. Ceramic tiled floor, painted timber panelled walls, low level WC with high level cast-iron cistern and chrome waste, halogen spotlights and ceiling mounted extractor.

Dining Room

17' 8" x 10' 10" (5.38m x 3.3m)

Dual aspect room with window to front and rear, timber flooring, radiator, exposed ceiling timbers, inglenook fireplace with cast-iron wood burning stove, wine store inset to alcove and timber door opening into inner hallway.







Inner Hallway

Window to front, stairs to first floor, panment tiled floor, smoke alarm, recessed halogen spotlights and door to sitting room.

Sitting Room

18' 4" x 14' 5" (5.59m x 4.39m)

Triple aspect room with window to rear and side and fully glazed double doors opening onto front garden. Oak flooring, two radiators, inglenook fireplace with cast-iron wood burning stove, exposed brick chimney breast, panment tiled hearth, exposed ceiling and wall timbers and built in log store.

Stairs to First Floor

Timber staircase with feature uplighting, exposed wall and ceiling timbers, timber balustrade, landing with oak flooring, smoke alarm and opening to reception landing.

Master Bedroom

18' 8" x 13' 4" (5.69m x 4.06m)

Dual aspect room with window to front and side, oak flooring, radiator, exposed ceiling and wall timbers, recessed halogen spotlights, feature fireplace and door to en-suite bathroom.





En-Suite Bathroom

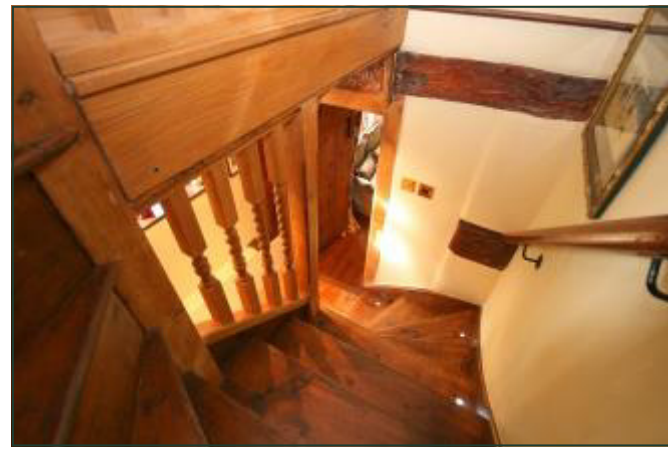
6' 1" x 5' 8" (1.85m x 1.73m)

Obscure window to rear, travertine tiled walls and floor, recessed halogen spotlights and close coupled WC. Bath with shower over and hinged glass and shower aluminium shower screen, pedestal washbasin with mirrored medicine cabinet above and chrome ladder style towel radiator.

Reception Landing

10' 11" x 9' 5" (3.33m x 2.87m)

Window to front, exposed wall and ceiling timbers, oak flooring, radiator and recessed halogen spotlights. This room is currently used as a television room by the present owners.



Bedroom Three

11' 2" x 8' 11" (3.4m x 2.72m)

Window to front, oak floor, exposed wall and ceiling timbers and recessed halogen spotlights.

Family Bathroom

16' 0" x 7' 5" max (4.88m x 2.26m max)

Obscure window to front, travertine tiled floor, exposed wall and ceiling timbers, recessed halogen spotlights, walk-in shower enclosure, low level WC, bath and an extensive range of built in storage cupboards with hot water cylinder and pine slatted shelving. Pedestal washbasin with tiled splashback, mirrored medicine cabinet above, shaver point and chrome ladder style towel radiator.



Bedroom Two

12' 6" to recess x 10' 11" (3.81m x 3.33m)

Window to front, oak floor, exposed wall and ceiling timbers, feature fireplace and recessed halogen spotlights.

Outside

The property is approached via a five bar gate opening into farm track leading to allocated parking and turning area. A wrought iron gate opens into a shingled pathway leading to the front garden which is enclosed by mature laurel hedging to front and is mainly laid to lawn with decorative privet hedging surrounding a mature beech tree. There is a further shingled area to the front of the property. To the rear is a lawned garden with an extensive range of apple trees with a high degree of privacy. There is also a large wired chicken enclosure with chicken coop/timber storage shed.

