

# BALSAMFIELD FARMHOUSE

## Terrington St Clement



Cruso & Wilkin



**BALSAMFIELD FARMHOUSE**

**Station Road, Terrington St Clement, King's Lynn, Norfolk PE34 4PL**

**Balsamfield Farmhouse  
Station Road  
Terrington St Clement  
Norfolk PE34 4PL**

**Balsamfield Farmhouse** - 5 bedroom family farmhouse in own mature gardens and grounds, together with a range of stables and paddocks extending in all to approximately 8.34 acres or thereabouts (STMS). 3 wind turbines.

**Barn** - partially converted into two residential dwellings offering potential to let (STFPC) 63m<sup>2</sup> ground floor area.

**The Mill** – currently housing the Biomass boiler (wood pellet) serving the farmhouse, cottage and barn conversion.

**The Mill Cottage** – 4 bedroomed detached cottage across three floors, currently let on AST.

Ideal Equestrian or Lifestyle property

Freehold for Sale with Vacant Possession

**PARTICULARS:**

**Location and Situation:**

Balsamfield Farmhouse is situated south of the A17 on the outskirts of the village of Terrington St Clement which is approximately 6 miles to the west of King’s Lynn.

Terrington St Clement is a large village with a range of essential amenities including a doctors surgery, post office, newsagents, bakers, fish & chip shop, Chinese takeaway and public house. The Village is located close to the historic market town of King’s Lynn, with a full range of amenities to include golf club and rail link to Ely, Cambridge and London King’s Cross.

**Directions and Access:**

Balsamfield Farmhouse is identified on the attached location plan, lying to the south of the village of Terrington St Clement. From the A17, take the exit onto Moat Road, signposted Tilney All Saints and Terrington St John. Take the first left-hand turn onto Station Road follow through bend in road and Balsamfield Farmhouse is on the left-hand side of Station Road. The property has two access points from Station Road farmhouse.

Postcode: PE34 4PL

What3Words: **year.breeze.weeded**



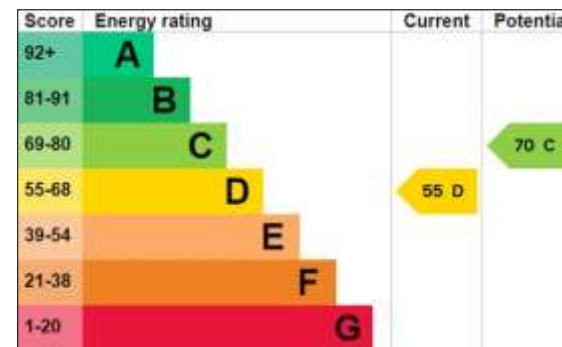
**Tenure and Possession:**

Balsamfield Farmhouse and The Granary are offered for sale freehold with the benefit of vacant possession upon completion. Mill Cottage is offered for sale freehold subject to the occupation of the Tenant under an Assured Shorthold Tenancy Agreement.

**Method of Sale:**

The property is offered for sale by Private Treaty as a whole, the Vendor and their Agent reserve the right to invite best and final offers and/or to offer the property for sale by private auction.

**EPC:**



Balsamfield Farmhouse—EPC



Mill Cottage—EPC

**Agent Details:**

Cruso & Wilkin, The Estate Office, Church Farm, Station Road, Hillington, PE31 6DH. Tel. 01553 691691

**Solicitor Details:**

Bowsers Solicitors, 15 South Brink, Wisbech, PE13 1JL. Tel: 01945 583194

## **BALSAMFIELD FARMHOUSE**

A five bedroom detached farmhouse boasting many original, unique and interesting features. The property offers a wealth of accommodation.

Set in grounds of 8.34 acres (stms), with pond and former tennis court, paddocks, stabling and kennels. Access is from Station Road via a circular driveway, with brick wall to front and central lawned area. The property is screened from the road with mature hedging and trees.

The sale of Balsamfield farmhouse, Terrington St Clement provides interested parties with a unique opportunity to purchase a five bedroom residential farmhouse set in large gardens, including formal walled gardens, Grade II Listed dovecote and arboretum. The sale also includes Mill Cottage, a four bedroom, three storey detached property, together with The Granary, partly converted dwelling (planning permission reference 07/02073/F)

A Biomass boiler in the former Mill provides heating to all the current accommodation, which will include the Granary once restored.

### **Accommodation:**

Balsamfield farmhouse has the benefit of the following accommodation:

### **GROUND FLOOR:**

#### **Vestibule: (13.11m x 2.35m / 43' x 7'9")**

Solid wood entrance door, solid wood flooring, windows to the front aspect and part glazed roof.

#### **Reception Hall: (5.89m x 3.57m / 19'4" x 11'8")**

Spacious entrance hall with quarry tiled flooring. Wood door into the vestibule with semi-circle window over and two windows to either side. Featuring an exposed beam ceiling and wood staircase to the first floor with understairs cupboard. Radiators, doors leading to drawing room, dining room, kitchen and boot room.

#### **Pantry 1: (5.89m x 2.79m / 19'4" x 9'2")**

Quarry tiled flooring. Cupboard door to:

#### **Pantry 2: (5.89m x 2.79m / 19'4" x 9'2")**

Fitted shelving, marble worktop and meat cupboard. Door to outside.

#### **Kitchen: (5.89m x 3.67m / 19'4" x 12')**

Dual aspect windows, wood flooring, range of solid wood matching wall and base units with granite worktop over. Stainless steel double sink drainer with mixer tap over. AGA set in a recess with tile and wooden surround. Integrated electric oven with four ring electric hob over. Space for dining table and chairs. Cupboard with back stairs to the first and second floor. Radiator. Opening to:

#### **Drawing Room: (6.38m x 5.39m / 20'11" x 17'8")**

Wood flooring, open brick fireplace housing multi-fuel burner set on tiled hearth. Two windows to the front aspect, one window and French door opening onto patio. Radiators. Beamed ceiling.

#### **Dining Room: (5.39m x 3.56m / 17'8" x 11'8")**

Wood flooring and beamed ceiling. French door opening onto the patio. Fireplace with brick hearth and surround with open fire. Radiator. BT point and TV point.

#### **Snug: (6.68m x 2.53m / 21'11" x 8'4")**

Bay window over looking the patio. Wood parquet flooring, radiator, open brick fireplace with wood surround and tiled hearth. Door leading to office:

#### **Office: (4.09m x 3.56m / 13'5" x 11'8")**

Windows to the side and rear aspect. Wood parquet flooring. Radiator.

#### **Rear Hallway:**

Window to the rear aspect, doors to snug, boot room and rear porch.

#### **Boot Room: (2.22m x 2.11m / 7'3" x 6'11")**

Tiled floor, doors to the reception hall and cloakroom.

#### **Cloakroom:**

Tiled floor window into the rear porch. W.C., wash hand basin.

#### **Rear Porch: (4.73m x 1.90m / 15'6" x 6'3")**

Quarry tiled floor, entrance door and two windows onto outside yard. Doors to the utility room.

**Utility: (6.72m x 3.64m / 22'1" x 11'11")**

Windows to the rear aspect, brick fireplace, oil boiler, coal and woodstore, butler sink.

**Store Rooms:**

Two storage rooms accessed from outside yard, with W.C.

**FIRST FLOOR:****Landing:**

Window to the front aspect and radiator. Doors to the shower room, dressing room, and all four bedrooms.

**Bedroom One: (6.38m x 5.39m / 20'11" x 17'8")**

Two windows to the front aspect and window to the side aspect. Cupboards either side of chimney breast, radiator.

**Bedroom Two: (4.42m x 3.61m / 14'6" x 11'10")**

Window to the side aspect. Two built-in double wardrobes with hanging rails and shelving, radiator. Door to the shower room.

**En-Suite Shower Room: (2.49m x 1.84m / 8'2" x 6')**

Window to the side aspect. Underfloor heating. Tiled floor and part tiled walls. W.C., pedestal wash-hand basin. Fully enclosed shower unit with thermostatic shower and glass doors and Door to bedroom three.

**Bedroom Three: (3.50m x 2.49m / 11'6" x 8'2")**

Window to the rear aspect. Radiator.

**Shower Room:**

Tiled floor and part tiled walls, heated towel rail. W.C., pedestal wash-hand basin and fully enclosed shower unit with thermostatic shower.

**Bedroom Four: (4.23m x 2.63m / 13'11" x 8'7")**

Window to the front aspect. Storage cupboard, radiator.

**Dressing Area: (4.23m x 3.16m / 13'11 x 10'5")**

Window to the rear aspect. double wardrobes with hanging rail and shelving, two cupboard and doors leading to the bathroom and bedroom five.

**Bathroom: (3.52m x 3.21m / 11'6" x 10'6")**

Window to the rear aspect. Tiled floor and fully tiled walls. Two built-in storage cupboards. Four piece white bathroom suite comprising of; W.C., pedestal wash-hand basin, side panel bath with central hot and cold taps, fully enclosed shower unit with thermostatic shower and glass doors. Two wall mounted heated towel rails.

**Bedroom Five: (5.89m x 4.47m / 19'4" x 14'8")**

Windows to the side and front aspect. Radiators. Door leading to the back staircase to the attic room.

**SECOND FLOOR:****Attic Space:**

Wooden flooring, potential to convert to further living accommodation subject to relevant planning.

**Services:**

The farmhouse has the benefit of an unmetered mains water supply, private drainage (septic tank) and mains electricity; with some electricity supplied by onsite wind turbines, heating supplied by wood pellet Biomass boiler housed in the former Mill.

**Council Tax:**

Following an online enquiry with the Borough Council of King's Lynn & West Norfolk, we are advised that the property is in Band 'E' and the rates payable for 2023/2024 are £2,702.58.

# Balsamfield Farmhouse

Not to scale for identification purposes only

Ground Floor



First Floor

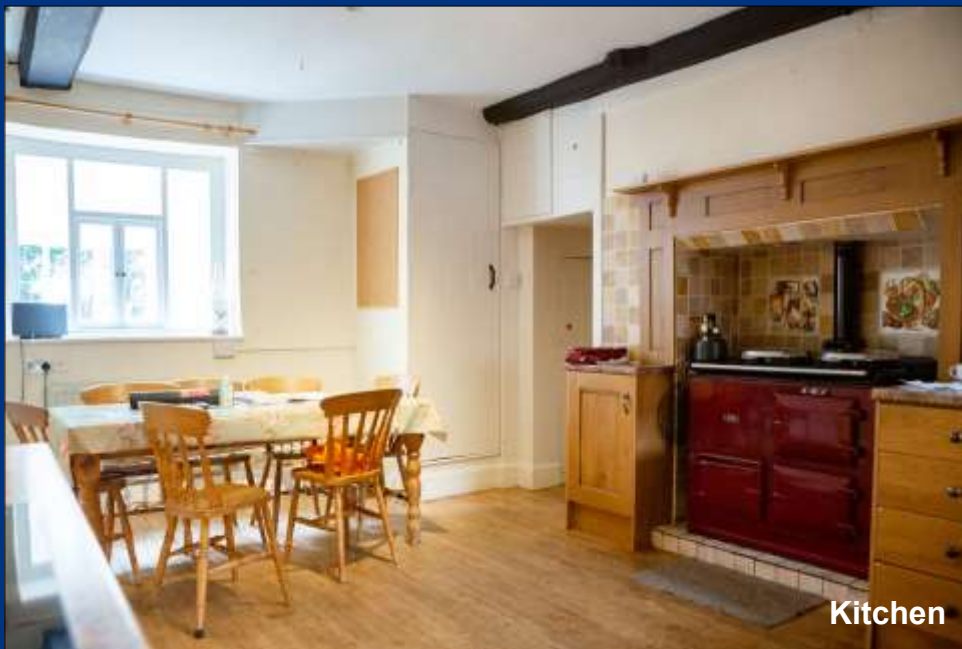




Drawing Room



Reception Hall



Kitchen



Dining Room





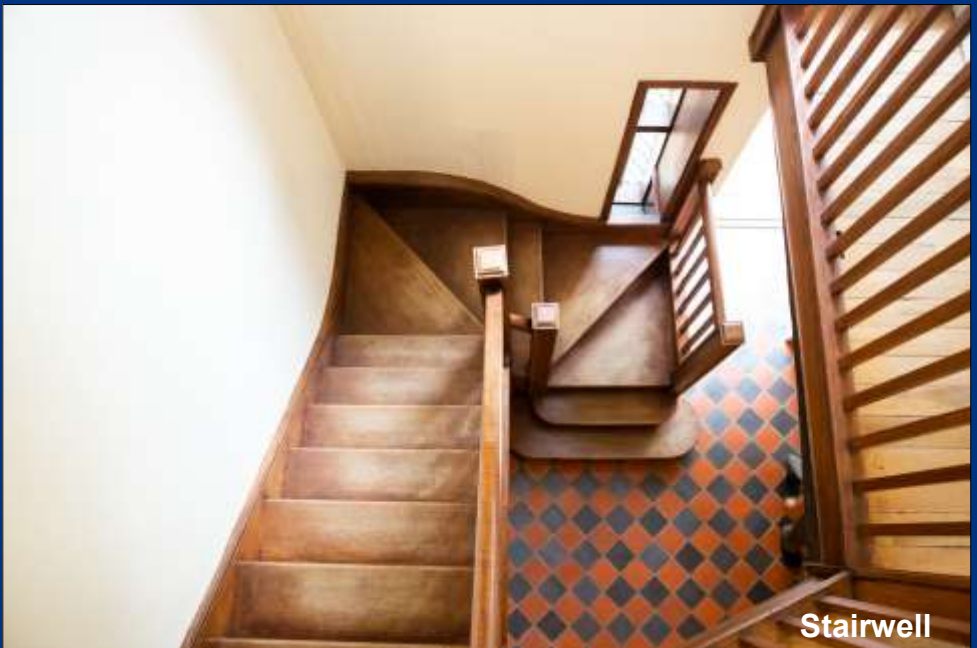
Bedroom



Bedroom



Bathroom



Stairwell





## MILL COTTAGE

Mill Cottage is a four bedroom detached property with accommodation over three floors. The majority of the cottage benefits from UPVC double glazing. The heating is supplied by the wood pellet fired Biomass boiler situated in the former Mill. Mill Cottage has its own private garden. The property is let under an Assured Shorthold Tenancy Agreement at a rental of £450 per calendar month, inclusive of heating costs, electricity and water.

### Accommodation:

Mill Cottage has the benefit of the following accommodation:

### GROUND FLOOR:

#### Entrance Hall:

UPVC double glazed entrance door, door to pantry, door to living room and stairs to first floor.

#### Pantry:

Shelving with worktop over.

#### Living Room: (4.63m x 3.79m / 15'2" x 12'5")

UPVC double glazed windows to the front and rear aspect. Radiator. Door to Kitchen.

#### Kitchen:

Window to the side aspect. Fitted with a range of wall and base units with stainless steel sink and drainer unit. Space for electric cooker.

#### Bathroom:

Obscured window to the side aspect. W.C., pedestal wash-hand basin, side panel bath.

### FIRST FLOOR:

#### Landing:

Window to the front aspect. Door to bedroom one and bedroom two.

#### Bedroom One: (4.63m x 3.21m / 15'2" x 10'6")

Windows to front and rear aspect. Radiator.

#### Bedroom Two: (3.93m x 3.26m / 12'11" x 10'8")

Window to the rear aspect. Radiator. Stairs to second floor.

### SECOND FLOOR:

#### Landing:

Window to the front aspect, stairs to the third floor. Doors to bedrooms three, four and cloakroom.

#### Cloakroom:

Window to the rear aspect. W.C. and pedestal wash-hand basin.

#### Bedroom Three: (4.05m x 2.38m / 13'3" x 7'10")

Window to the rear aspect, radiator.

#### Bedroom Four: (4.05m x 2.15m / 13'3" x 7'1")

Window to the front aspect., radiator.

### THIRD FLOOR:

Open plan storage room.

## THE GRANARY

Planning permission was granted for conversion of the former Granary and Mill into two residential dwellings. The Granary is fitted with UPVC windows and doors, and is connected to the electricity supply and heating system. Partially installed floors. The Granary has an approximate ground floor area of 62m<sup>2</sup>. Completion of the conversion would require approval from the Borough Council of King's Lynn & West Norfolk. Details of the previous application can be found on their website reference 07/02073/F.



Mill Tower

## THE MILL

The Biomass boiler is located within the Mill Tower and has capacity to heat Balsamfield House, The Mill and Granary.

The Biomass boiler is an HDG Bavaria 65 kilowatt automatic boiler which is fed from the vacuum feed system by an auger using wood pellets.

The RHI (renewable heat incentive) produces a significant income to initiate a payment per kWhth of eligible heat generated.

Further details are available upon request from the Agents.

Historically, calculations have indicated the carbon saved annually with the Biomass boiler are in the region of:

Electricity	7.5 tonnes
Oil	4.0 tonnes
Gas	3.0 tonnes



Biomass Boiler



# Mill Cottage

Not to scale for identification purposes only

### Ground Floor



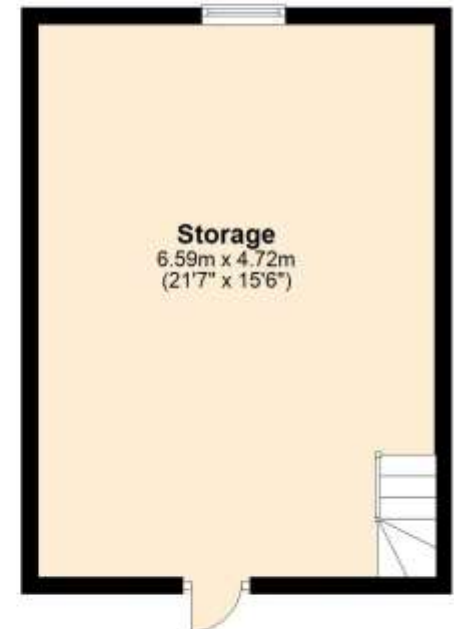
### First Floor



### Second Floor



### Third Floor





The Granary

## **GENERAL INFORMATION:**

### **Value Added Tax:**

Should the sale of this property, or any rights attached to it, become chargeable to Value Added Tax, then the tax at the prevailing rate will be payable by the Purchaser in addition to the contract price.

### **Services:**

The Purchaser to confirm service arrangements with the service providers.

### **Town and Country Planning:**

The property is offered subject to any existing Development Plan, Tree Preservation Order, Ancient Monument, Town Planning Schedule, or Resolution which may be or may come into force. The Purchaser will be deemed to have full knowledge and have satisfied themselves as to the provisions of any such matters affecting the property.

### **Wayleaves, Easements and Rights of Way:**

The property is offered subject to and with the benefit of all existing rights of way whether public or private light support drainage or water electricity supplies and other rights and obligations easements quasi-easements and restrictive covenants and all existing and proposed wayleaves, poles, masts, pylons, stays, cables, drains, water, gas and other pipes whether referred to herein or not.

### **Outgoings:**

General drainage rates on the agricultural land are payable to the Environment Agency and King's Lynn Internal Drainage Board.

### **Boundaries, Plans, Areas, Schedules and Disputes:**

The Purchaser will be deemed to have full knowledge of the boundaries and areas and any mistake or error shall not annul the sale or entitle any party to compensation in respect thereof. Should any dispute arise as to the boundaries or any points arise on the general remarks, stipulations, particulars, schedule, plan or the interpretation of any of them, questions shall be referred to the selling Agent whose decision acting as Experts shall be final.

## **Measurements and Other Information:**

All measurements are approximate and areas are based on the RPA acreages. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

### **Viewing:**

Viewing is strictly by prior appointment only, with the Vendor's Sole Agents, Cruso & Wilkin. Tel. 01553 691691. Viewing of the farmhouse and Mill Cottage is accompanied (by kind permission of the Tenant)

### **Health and Safety:**

For your own personal safety we would ask that you to be as vigilant as possible when making an inspection. We regret to advise that children and pets are not permitted on the property when viewing. Viewings available via our Hillington office.

## **IMPORTANT NOTICES:**

Cruso & Wilkin for themselves and for the Vendors or Lessors of this property, whose Agents they are, give notice that all statements contained in these particulars as to this property are made without responsibility on the part of Cruso and Wilkin, their joint Agents or the Vendors or Lessors 1. These particulars are set out as a general outline for the guidance of intending Purchasers or Lessees, and do not constitute any part of an offer or contract. 2. All descriptions, dimensions and references to conditions necessary permission for use and occupation and other details are given, having (for the purposes of Consumer Protection from Unfair Trading Regulations 2008) taken all reasonable steps to avoid committing an offence. Nonetheless, such statements do not constitute any warranty nor representation by the Vendor. Further, such statements are accurate only to the best of the present information and belief of the Vendor. We have not been instructed to carry out a physical survey of the property, a structural survey, nor to test any of the services, fixtures, fittings or appliances which pass through, in, on, over or attached to the property (whether referred to or not within these particulars). 3. No person in the employment of Cruso & Wilkin has any authority to make or give any representations or warranty whatever in relation to this property, nor is such representation or warranty given by Cruso & Wilkin or the Vendors of the property.







Cruso & Wilkin