

# Cruso & Wilkin

**TO LET**

**Detached Cottage set in a rural location**

**West Raynham, Fakenham**



**£1,500 per calendar month**  
**(Subject to Contract)**

Lynn List: 01553 691691  
ll@crusowilkin.co.uk

The Estate Office, Church Farm, Hillington,  
King's Lynn, Norfolk PE31 6DH

### Description:

A delightful character property with many original features set in a rural location. The property offers a kitchen, dining room, lounge, 2-3 bedrooms, bathroom, gardens to front and sides with far reaching views and parking for numerous vehicles. The property benefits from double glazing and oil fired central heating.

### Directions:

From Fakenham Town centre head onto Hempton Road follow for approximately 2 miles, then take slight left turn into Gravel Pit Hill A1065 follow for 4 miles turn right into Hardlands Road, follow road into Hollow Lane for approximately 2 miles where the property will be on your left down an unmade road.

Postcode: NR21 7HB

What3words:///quail.mango.gains.

### The Accommodation offers:

Door to front leading into Entrance Porch..

### Kitchen: 4.16m x 3.08m

Kitchen is fitted with a range of wall and base level kitchen units with worktop over, inset 1 1/2 bowl stainless sink drainer, space for cooker with extractor hood, space and plumbing for washing machine, space for fridge and freezer. Feature fire recess, storage cupboard with shelving, window, radiator, window to side and rear.

### Dining Room: 4.04m x 3.06m

Feature brick hearth, radiator, window to rear. Door to shelved pantry 2.68m max x 1.52m, pantry has original stone flooring and a window. Further door to understairs storage cupboard, steps leading to:

### Lounge: 4.03m x 3.99m max 3.63m min

The lounge is hexagon in shape, fireplace fitted with a wood burner, storage cupboard, two windows to rear, original door leading to garden, radiator.

### First Floor Landing:

Stairs split on the landing, Stairs to right leading to:

### Bedroom Two: 4.07m x 3.74m

The bedroom is hexagon in shape, walk in wardrobe, window to side with far reaching views, radiator, loft access

Stairs to left leading to:

### Bedroom One: 3.11m x 3.08m

Window to front, radiator, door from bedroom leading to inner hall.

### Bedroom Three/Dressing Room: 2.44m x 2.12m

Cupboard housing water tank and shelving, window to rear, radiator.

### Bathroom: 3.01m x 1.67m

Fitted with a suite comprising of side panel bath with wall mounted shower over, wash hand basin, W.C. radiator, obscure window to side.

### Outside:

To the front of the property is a lawned area (this will have fencing around it).

To the side of the property is parking for numerous vehicles.

The garden is grass with trees and shrubs around.

### Energy Performance Certificate (EPC)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		

The Energy Performance rating for this property is E

### Viewing:

Strictly by prior appointment with the Vendor's Agent, Cruso & Wilkin, tel:01553 691691.

### Local Authority:

**Council Tax:** Band B £1,656 per annum for Council Tax purposes.

**Local Council:** North Norfolk District Council, Oak Street, Fakenham NR21 9DY. Tel: 01328 853653

**Services:** Mains electricity & water. Oil fired central heating to radiators.

Photos taken: January 2024

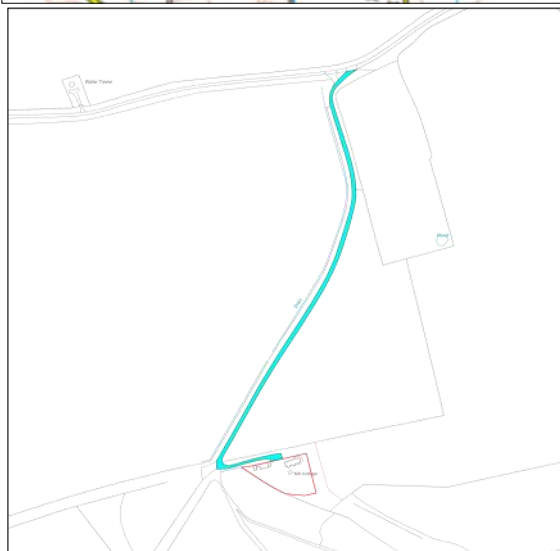
Particulars prepared: January 2024



## Deposit:

A deposit of £1,730 (One Thousand Seven Hundred and Thirty Pounds) will be required prior to the commencement of the tenancy. The deposit is held by the Agents as stakeholders who are members of the Tenancy Deposit Scheme in compliance with current legislation. Please note the following applies to the deposit held at the end of the tenancy:

1. Return of the deposit will be by cheque or direct payment to the bank only.
2. If the Tenancy is held in joint names we shall require joint instructions on how to return the deposit.
3. In the event of a dispute at the end of the tenancy the deposit will be held pending agreement between Landlord/Tenant as to the amount of any dilapidations payable. This will be transferred to the Tenancy Deposit Scheme in the event of non-agreement.



## Important Notices:

These Property details are set out as a general outline only and do not constitute any part of any offer or contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. All measurements, distances and areas are approximate and for guidance only. Prospective tenants are advised to check measurements for any particular purpose e.g. Fitted carpets and furniture. No assumptions should be made with regard to photographs, e.g. that any contents shown are included in the sale. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition. Descriptions of the property are subjective and are used in good faith as an opinion and not a statement of fact. All statements contained in these particulars as to the property are made without responsibility on the part of Cruso & Wilkin, their joint Agents or the Vendors or Lessors.