

## A Prestigious Family Home set in a rural location



**TO LET**

**Whitehouse Farmhouse, Bawsey, King's Lynn.**

**£2,500pcm**

**Cruso & Wilkin**



## INTRODUCTION:

The letting of Whitehouse Farmhouse provides interested parties with an opportunity to rent a six bedroom, residential farmhouse set in the beautiful rolling countryside of West Norfolk. The house has been extended to an exceptional standard, offering spacious family living. Neutrally decorated throughout, the accommodation comprises of a spacious lobby, boot room, large kitchen, two large reception rooms, family room, utility, W.C., cloakroom. On the first floor: master bedroom with en-suite bathroom and dressing room, three further double bedrooms, together with an en-suite shower and dressing room, a family bathroom, laundry room together with two further, spacious, double bedrooms on the second floor.

The outside space boasts gardens to the rear, an orchard with a variety of fruit trees, together with ample parking to the front of the property, with a gated entrance leading to a large gravelled driveway, double garage and offices attached to the main property. The letting also includes two paddocks as highlighted on the enclosed plan.

## PARTICULARS:

### Location and Situation:

Whitehouse Farmhouse is situated 2 miles east of the bustling market town of King's Lynn, offering a variety of shopping, culture and leisure amenities, excellent rail connections to London Kings Cross, Ely and Cambridge. Located 40 miles to the east is the historic city of Norwich, with a diverse range of shopping, dining and entertainment facilities. The picturesque village of Burnham Market with excellent shopping and dining experiences lies 20 miles to the North.

### Directions and Access:

Whitehouse Farmhouse is identified on the attached location plan, lying to the east of Kings Lynn. From the Queen Elizabeth Hospital roundabout take the A149 south onto Queen Elizabeth Way. After approximately 0.4 miles take the left turn sign posted to Mintlyn Farms, follow the road round until you reach a drive with a wooden gate for access.

**Postcode:** PE32 1EZ

**What3Words:** ///slurred.touched.tram



### **Whitehouse Farmhouse:**

Whitehouse Farmhouse comprises the following accommodation:

#### **Ground Floor :**

#### **Door to Front leading to:**

#### **Entrance/Dining Room: 6.7m x 5.5m**

Brick feature inglenook fireplace, electric wall lights, two windows to rear, ceramic tiled flooring, door to kitchen, Stairs to first floor.

#### **Sitting Room: 6.4m x 5.0m**

Fireplace with working wood-burner and brick hearth, TV point, windows to front, rear and side aspect, door to back garden.

#### **Snug: 7.5m x 3.8m**

Window to front and side aspect, telephone point, ceramic tiled flooring, ceiling spot lights, door to kitchen and door to dining room.

#### **Kitchen/Dining Room: 10.6m x 5.5m**

Fitted with a Farmhouse style solid oak base and eye level kitchen units, central island, granite tops over, ceramic sink, integral appliances including: electric Range-style oven and hob, dishwasher and fridge freezer, wood-burner set in brick fireplace with feature oak beam over, radiator, two windows to rear, one with a window seat, ceramic tiled flooring, rear door to patio and garden.

#### **Utility Room: 4.6m x 3.8m**

Fitted with base units with space for two fridges/freezers, double Belfast sink with mixer tap, worktop over, plumbing and space for washing machine, built-in cupboards with shelving, ceramic tiled flooring, two windows to front, back stairs to first floor.

#### **W.C.:**

Low level W.C., pedestal wash-hand basin, obscure window to front, ceramic tiled flooring.

#### **Cloak Room: 2.15m x 1.88m**

Automatic light, shelves and hanging rails, ceramic tiled flooring.

#### **Boot Room: 6.0m x 3.48m**

Central heating boiler, double doors to back garden, door to double garage, ceramic tiled flooring, access to loft.

#### **Double Garage: 7.1m x 6.0**

Electric garage doors, concrete floor.

#### **Office: 6.1m x 5.0m**

Door leading to gravelled driveway, tiled floor, two windows to front, personal door to side



## First Floor

### First Floor Landing:

Stairs leading to second floor, two sets of stairs ascending from the ground floor, window to front with window seat., three radiators.

### Master Bedroom: 6.3m x 5.6m

Feature brick fireplace, walk-in dressing room with built-in shelves and hanging rails, wall lights, TV point, telephone point, radiator, walk in dressing room with shelving and rails, radiator and sensor lighting.

### En-suite Shower Room:

Fully enclosed shower cubicle, two pedestal wash-hand basins with wall cabinets over, W.C., heated towel rail, towel radiator, window to rear, extractor fan, fully tiled walls, tiled floor.

### Family Bathroom: 3.88m x 3.05

Fitted with a suite comprising of a side panel bath with mixer tap shower and tiled surround, fully enclosed shower cubicle, pedestal wash-hand basin with cabinet over, W.C., extractor fan, heated towel rail, ceiling spot lights, fully tiled walls, ceramic tiled flooring.

### Bedroom 2: 5.2m x 3.6m

Window to rear, wall lights, TV point, radiator, dressing room area, leading through to en-suite shower room.

### En-suite shower room:

Fitted with a fully enclosed shower cubicle, W.C. wash basin with mirror and shelf over, heated towel rail, extractor fan, fully tiled walls, ceramic tiled flooring.

### Bedroom 3: 5.3m x 4.2m

Brick feature fireplace, TV point, radiator, window to rear.

### Bedroom 4: 5m x 4.2m

Brick feature fireplace, TV point, telephone point, built in cupboard, window to rear.

### Laundry room: 4.3m x 2m (with angled ceiling)

Walk-in laundry room and airing cupboard with automatic light, housing hot water tanks.



## Second Floor :

### Stairs leading to:

#### Landing/Study: 6.3m x 4.5m:

Two Velux windows, TV point, exposed roof timbers, door to bedrooms.

#### Bedroom 5: 10.5m x 5.1m

Exposed roof timbers, feature brick chimney breast, eaves storage, Velux windows, two radiators.

#### Bedroom 6: 6.9m x 4.47m

Exposed roof timbers, TV point, telephone point, radiator, Velux window,

## Externally

### Front garden:

Gravel driveway, raised lawn, mature box hedges, flowers and shrubs, paved stone path, wooden post and rail fence, grass paddocks beyond.

### Rear Garden:

Paved path leading to rear of the house, large south facing garden mainly laid to lawn with mature trees, patio area, mature beech hedge, woodland path leading to orchard area featuring several varieties of apple, plum, pear, cherry, apricot, damson and quince trees, together with hazelnut and walnut trees, and a picket fenced vegetable garden.

### Paddock 1: 1.20 hectares (2.97 acres) Pasture Land (shaded purple)

An ideally situated paddock currently laid to grass, well suited for equestrian use.

### Paddock 2: 0.48 hectares (1.19 acres) Pasture Land (shaded blue)

A smaller enclosure of permanent pasture laid to grass, ideal for equestrian use.

## Council Tax:

Following a verbal enquiry with the Borough Council of King's Lynn & West Norfolk, we are advised that the property is in Band 'F' and the rates payable for 20/24/2025 are £3,085

## Services:

The rent is inclusive of water. Excluded from the rent is the underfloor heating, private drainage, (septic tank) and mains electricity.

## Viewing:

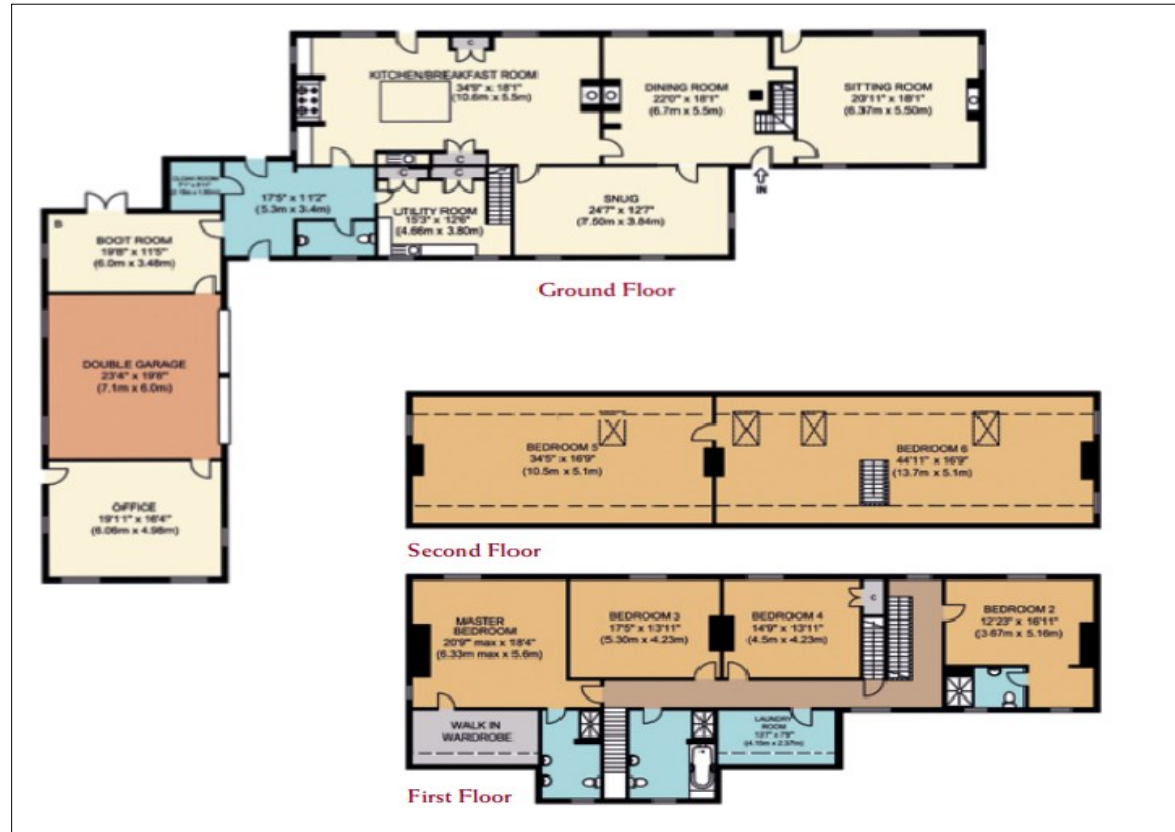
Viewing is strictly by prior appointment only with the Landlords Agents, Cruso & Wilkin. Tel. 01553 691691. Viewing of the farmhouse will be accompanied.

## Deposit:

A deposit of £2,800.00 (Two Thousand and Eight Hundred 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:

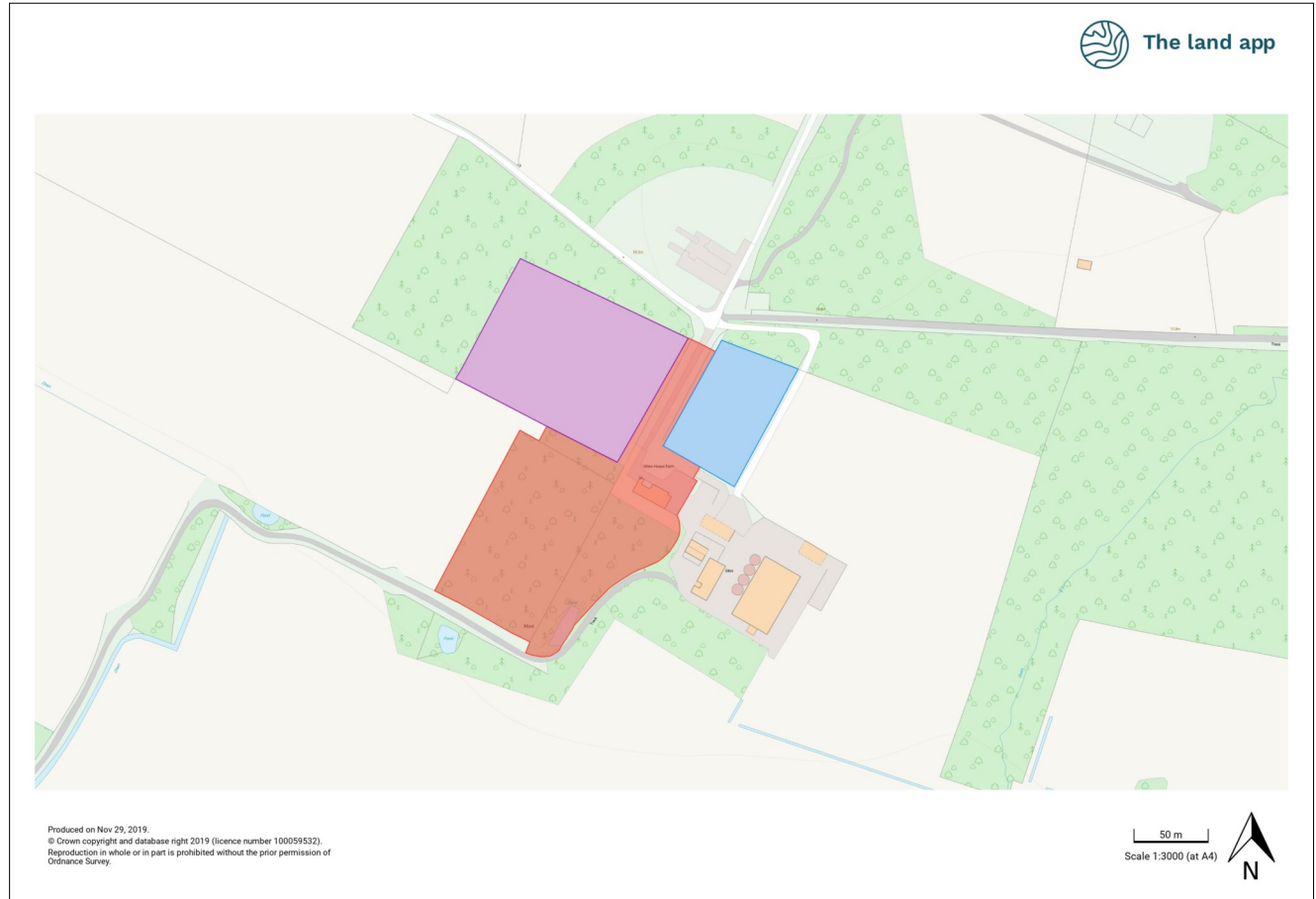
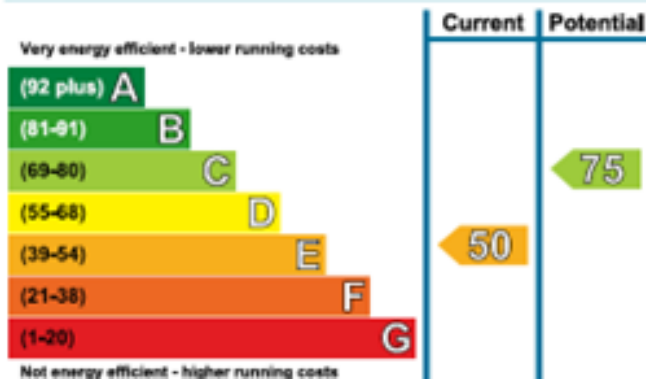
1. Return of the deposit will be by cheque or direct payment to the bank only.
2. If the Tenancy is held in joint names we shall require joint instructions on how to return the deposit. In the event of a dispute at the end of the tenancy the deposit will be held pending agreement between Landlord/Tenant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





The Energy Performance Certificate for this property

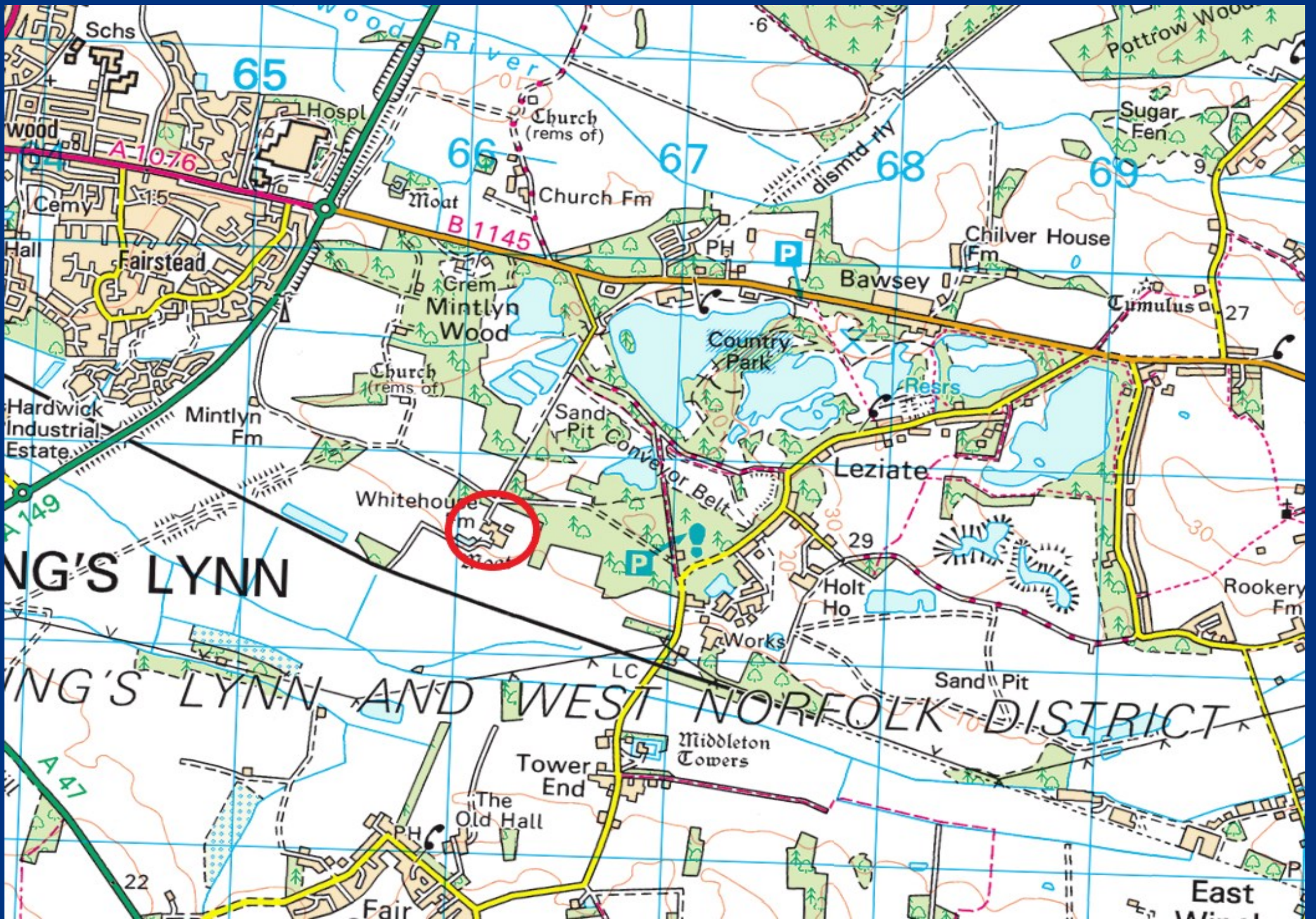
is an E



### 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.





NG'S LYNN

NG'S LYNN AND WEST NORFOLK DISTRICT

22

East