



Cruso & Wilkin

Elm Tree Farm, Leziate Drove,
Ashwicken, King's Lynn.

To Let: £3,500pcm



Kitchen



Larder



INTRODUCTION:

The letting of Elm Tree House provides interested parties with an exceptional opportunity to rent a Five bedroom, residential farmhouse set in the beautiful countryside of West Norfolk. The house offers spacious family living. Neutrally decorated throughout, the accommodation comprises of an Open plan kitchen / Family Room with views to rear, spacious Reception room, Sitting Room with Inglenook Fire place, Snug, Study, Utility Room. On the first floor: master bedroom with en-suite shower room, four additional double bedrooms, a family bathroom and ensuite suite to Bedroom two.

Oil fired central heating and underfloor heating to ground floor.

The outside space boasts immaculately presented lawned gardens to the front, side and rear of the property, gated entrance leading to a gravelled driveway giving parking for numerous vehicles.

PARTICULARS:

Location and Situation:

Elm Tree House is situated 4 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:

Elm Tree House is identified on the attached location plan, lying to the east of King's Lynn. From the Queen Elizabeth Hospital roundabout take the B1145 follow for 2.6 miles then turn left into Leziate Drove, follow road for 0.4 mile then turn right onto a private road, follow the road round until you reach a drive on left with a wooden gate for access.

Postcode: PE32 1LU

What3Words:///tenure.plodded.browsers

Viewing:

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

Applications with references are invited subject to interview.



Elm Tree House offers the following accommodation, from the back stable door:

Utility Room: 2.90m x 2.85m

Fitted with base units with worktop, butler sink with mixer tap, window to rear, ceramic tiled flooring. Storage cupboard housing full heating system and controls.

Rear Lobby: 3.68m x 2.73m

Shelved storage area. Door to:

Cloakroom:

Fitted with a fully enclosed double shower cubicle, wash hand basin with stainless shelving, W.C. towel rail, ceiling spot lights.

Kitchen / Sitting Room: 12.3m x 5.82m max 4.02m min

Fitted with a range of base level kitchen units with marble worktop with inset sink drainer and mixer tap, solid wood breakfast bar. Range Master double oven, Integral Fridge, Integral Freezer. Window to front, patio doors to rear garden, wood laminate flooring, feature ceiling beams, open plan to dining room.

Larder: 1.91m x 1.88m

Fitted with storage cupboards and shelving, integral microwave, wine fridge and bottle storage.

Dining Room: 4.41m x 3.90m

Feature ceiling beams, wall lights, patio doors leading to garden. Stairs to first floor.

Sitting Room: 6.25m x 5.52m max 4.15m min

Inglenook fireplace with inset Woodburner, ceiling spotlights, wood flooring, French door leading to garden, delightful window seats, window to front.

Snug: 4.36m x 23.62m

French doors to garden, window to side, laminate flooring. Wood panelled ceiling, ceiling spot lights.

Study: 3.65m x 2.70m

Window to side, French doors to garden.

Rear Lobby:

Cloak cupboard. Stairs leading to Guest room, radiator.

Shower Room:

Double shower cubicle, wash hand basin with stainless piping, towel radiator, ceiling spotlights.

Guest Bedroom: 3.53m x 2.88m

Velux windows, radiator.

Stairs to First Floor:

Feature ceiling beams, window to rear with far reaching views, radiator.

Family Bathroom: 3.23m x 2.90m

Fitted with a roll top bath with far reaching views, window has part window blinds, fully enclosed double shower cubicle, wash hand basin set in vanity unit with marble top, W.C. with stainless piping, extractor fan, ceiling spot lights, tiled flooring.

Bedroom One: 4.41m x 4.19m

Windows to side and rear aspect with far reaching views, walk in wardrobes, radiator, ceiling spot lights, door to:

Ensuite Shower Room: 4.35m x 2.25m

Fitted with a roll top bath, fully enclosed shower cubicle, wash hand basin in vanity unit, W.C with stainless piping, tiled flooring, window shutter to rear window, further window to side.

Bedroom Two: 4.88m x 4.03m

French doors over Juliet balcony with far reaching views, wall lights, ceiling spot lights, radiator. Walk in wardrobe.

Ensuite:

Fitted with a double shower cubicle, wash hand basin in vanity unit, W.C, upright radiator, tiled flooring, ceiling spot lights.

Bedroom Three: 4.54m x 4.09m

Part panelled walls, built in wardrobe, window to rear and side aspect, radiator.



Lounge



Lounge



Snug



Dining Room

Bedroom Four: 4.55m x 2.57m

Built in cabin bed with steps to top cabin, under bed storage baskets, wardrobe, wall lights, window to rear.

Outside:

To the rear of the property is a paved patio area with low wall around, with steps down to lawned garden. To the front of the property is a lawned garden with shrubs and trees around. Path leading to self contained Gym.

Self Contained Gym:

Door leading into Gym Room: 5.71m x 4.02m

Feature brick wall, wall mounted mirrors, window to rear, radiator.

Shower Room:

Feature brick wall, double shower cubicle, wash hand basin in vanity unit, W.C, ceramic tiled flooring.

Sauna:

Wood benches and seating, sauna stone heating unit, wood panelling to walls.

Gym Room: 5.08m x 4.77m

Feature brick wall with wood burner, stable door to rear, full length windows to front, tiled flooring, cupboard housing heating controls.

Services:

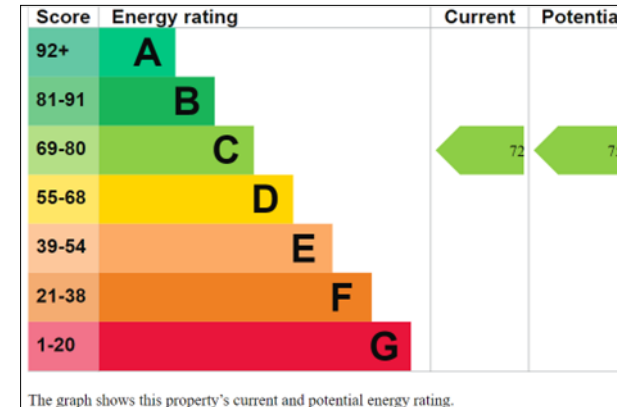
The property has an air source heating system and underfloor heating to ground floor. Oil central heating to first floor radiators.

Reserved Right of Way:

The Landlords and their Agents will reserve a right of way to the Farm building, as and when required. As shown between points A and B as shown on the enclosed plan.

Borough Council of King's Lynn & West Norfolk
King's Court, Chapel Street, King's Lynn, PE30 1EX
Telephone: 01553 616200

The Energy Performance Certificate Rating for this property is an C



Deposit:

A deposit of £4,000 (Four Thousand 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 referred to the Tenancy Deposit Scheme in the event of non-agreement.

Photographs taken: September 2024

Particulars produced: September 2024



Sauna



Gym Room



Gym Room



Rear View



Outside of Gym



Bedroom



Stairs to first floor



Bedroom



Bedroom Three



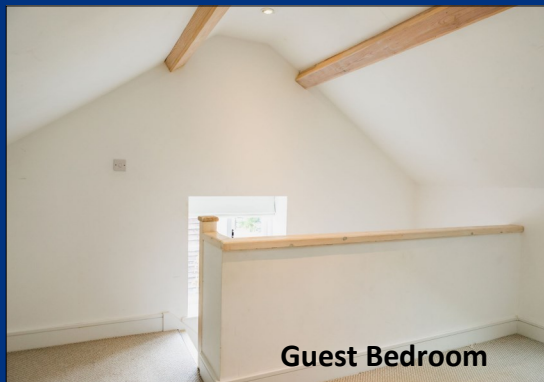
Family Bathroom-



Bedroom Four



Family Bathroom



Guest Bedroom



Ensuite Bathroom



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 Lessors.