

Cruso & Wilkin

TO LET

Five Bedroom Farmhouse



Back Street, Harpley

£2,500 PCM

(Subject to Contract)

Rural Location

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

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

Description:

Home Farm is a circa 1820 delightful brick and flint property offering a lounge, dining room, kitchen, study, boot room, extensive gardens, summer house, garden shed, ample parking, oil central heating to radiators with underfloor heating to kitchen.

Directions:

From Hillington A148 continue along this road for approximately 6 miles, turn right into Back Street, where the property can be found on the left.

Postcode: PE31 6TU

What3words: ///interview.hired.reveal

The Accommodation offers:

Front door leading into Entrance Hallway.

Entrance Hallway:

Wall lights, Original quarry tiled flooring, stairs to first floor.

Dining Room: 4.50m x 4.13m

Window to front,, inset wood burner with brick and wood surround, radiator, ceiling spot lights, original wood flooring.

Lounge: 4.57m x 4.09m

Window to front, wood burner inglenook with cupboard to both sides, cupboard housing heating pipes, radiator.

Kitchen/Breakfast Room: 8.36m x 4.38m

Fitted with a range of wall and base level kitchen units with worktop over. butler sink with mixer tap, electric AGA with an AGA companion, integral Bosch dishwasher, double AGA fridge, laminate flooring, window to rear, door to rear lobby.

Rear Lobby: 4.48m x 2.82m

Laminate flooring, fitted coat hooks, ceiling beams and spotlights.. Door to rear garden.

Boot Room: 5.47m x 2.31m

Dual aspect windows, stainless sink unit, plumbing for washing machine

Study: 3.89m x 2.98m

Windows to side and rear aspect, radiator.

Cloakroom:

Fitted with a W.C, Wash hand basin, cupboard housing central heating boiler, window to side.

First Floor Landing:

Wood flooring, wall lights and a radiator, stairs to second floor

Bedroom One: 7.18m 4.72m

Window to rear, feature ceiling beams, radiator, door to:

Dressing Room: 2.83m x 2.02

Ceiling beams, radiator, Velux window.

Ensuite:

Fitted with a fully enclosed double shower cubicle, wash-hand basin with vanity unit, W.C., towel radiator, Velux window and part tiled walls.

Bedroom Two: 4.69m x 4.41m

Window to front and rear aspect, wood flooring, feature fireplace, built in cupboard.

Bathroom: 2.80m x 2.55m

Fitted with a suite comprising of a side panel bath with mixer tap shower over, W.C.. Wash hand basin, towel radiator, window to rear, laminate flooring.

Bedroom Three: 4.84m x 4.43m

Wood flooring, window to front and side aspect, T.V point, radiator.

Ensuite Shower: 2.82m x 2.07m

Fitted with a fully enclosed double shower cubicle, wash hand basin within vanity unit, W.C, towel radiator, Velux window to rear.

Second Floor Landing:

Access to loft.

Bathroom: 2.80m x 2.55m

Fitted with a suite comprising of side panel bath, wash-hand basin, fully enclosed shower cubicle, W.C., heated towel radiator, part tiled walls, Velux window.

Bedroom Four: 4.38m x 3.09m

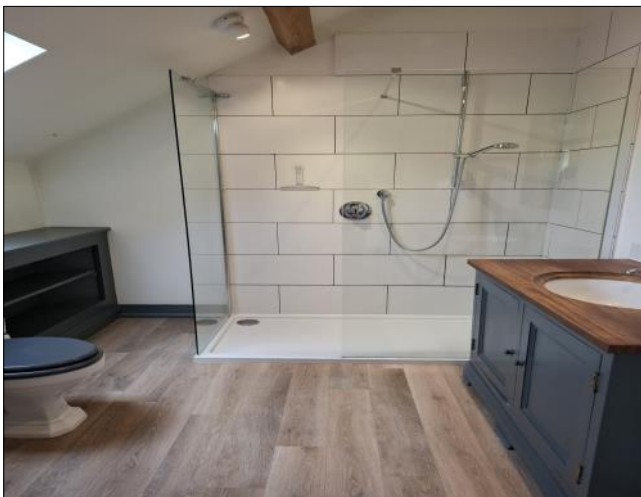
Window to front, feature fireplace, built in storage cupboard, radiator.

Bedroom Five: 4.94m x 4.40m

Window to front, feature fireplace, built in cupboard, eaves storage area, radiator.

Viewing:

Strictly by prior appointment with the Vendor's Agent, Cruso & Wilkin, tel: 01553 691691. All viewings to be conducted during daylight hours only.





Deposit:

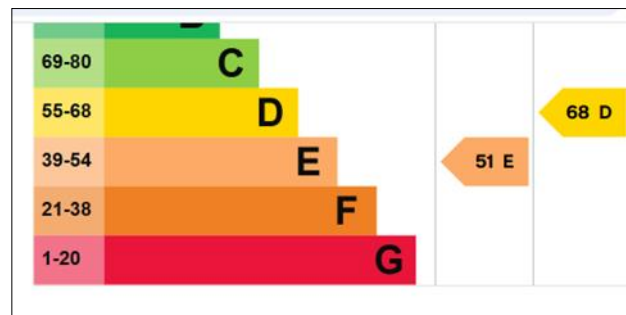
A deposit of £2,800.00 (Two Thousand Eight Hundred Pounds) will be required prior to the commencement of the Tenancy. The deposit is held by the Agents as stakeholders who are members of the Tenancy Deposit Scheme in compliance with current legislation. Please note the following applies to the deposit 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.
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

Outside:

To the front of the property is a gravel drive giving ample parking, and providing access to the property. The front of the property is bordered a wall and shrubs.

The rear garden has a wild flower meadow, numerous shrubs and feature areas, paved patio area, Garden Shed, Summer House which is ideal for entertaining n.

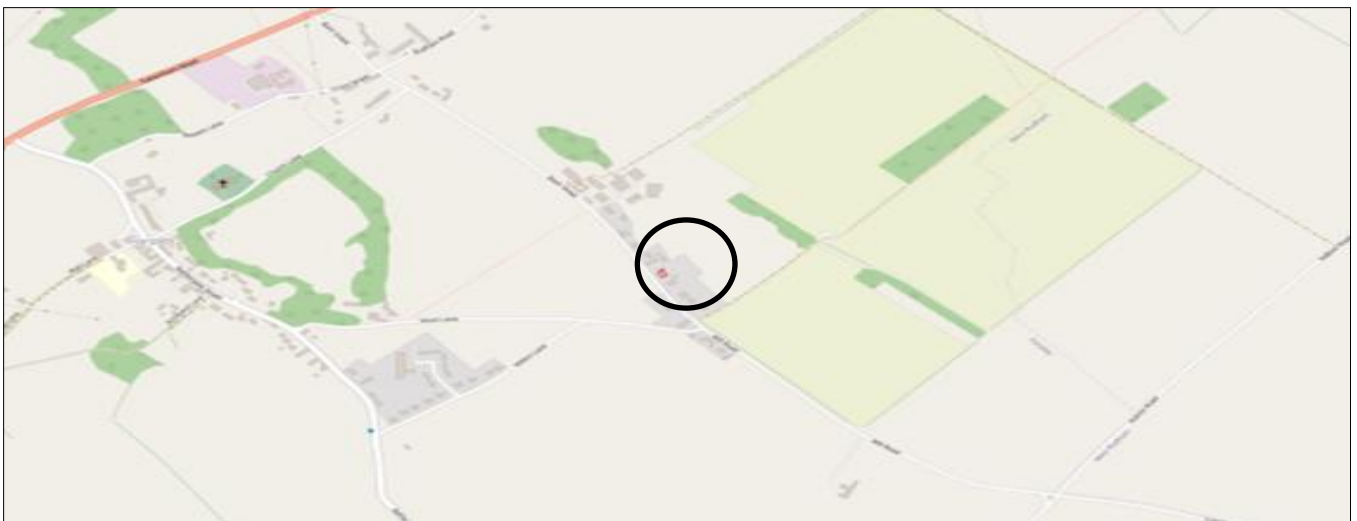


Please note:

The Property is to be let unfurnished.

Viewing:

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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.