

*4 Church Lane, Shouldham Thorpe, King's Lynn, PE33 0ED*



Cruso & Wilkin



# 4 Church Lane

Shouldham Thorpe, King's  
Lynn, PE33 0ED

To Let £1,200 pcm



A great opportunity to rent a grade II listed property with gardens in a rural location.



## Location

The property is located in Norfolk just east of the village of South Runcton, situated between Stradsett and Setchey, approximately 6 miles south west from the town of Downham Market.



## Situation and Direction

The village is well served by the A134, providing excellent transport links to King's Lynn, benefiting from a range of amenities including public houses, village green, church and primary school's.

Main train line links are available from King's Lynn to Cambridge and London.

From King's Lynn take the A10 towards Downham Market. After approximately 3.5 miles, at the roundabout take the first exit signposted to Thetford. Follow the road, passing the crossroads with the Jolly Brewers public house on the right hand side, and Church Lane can be found on the left hand side (approximately 3 miles from the roundabout). Follow along Church Lane, past the church on the right hand side and the cottage can be found on the left, on the edge of the farm.



Nearest Postcode  
PE33 0ED



blotches.beaks.wiggly

Cruso & Wilkin



## Description

4 Church Lane is a delightful Grade II Listed, brick and carrstone cottage. The property benefits from a living room, dining room, kitchen and utility room on the ground floor. On the first floor are three bedrooms, a study area and family bathroom. Lawned garden to the front and double garage to the side. The cottage has oil fired central heating throughout.

Situated in a lovely rural location on the edge of a farm and close to the historic church of St. Mary the Virgin.





## Accommodation Details

### Ground Floor

#### **Entrance Porch:**

**Dining Room 4.71m x 3.35m:** Dual aspect windows to the front and side of the property, two radiators, under-stairs storage cupboard, central heating thermostat, door to the living room and door to the kitchen

**Kitchen 3.00m x 2.41m:** Eye level and base level kitchen units, single drainer stainless steel sink set into work top, space for cooker and fridge with recessed ceiling spot lights as well as a door to the larder.

**Inner Lobby:** Fitted shelving with door to the utility room.

**Utility Room 2.39m x 2.61m:** Fitted work surface with plumbing for washing machine, wash-hand basin, low level W.C. and heated towel rail with boiler cupboard for housing floor mounted oil fired central heating as well as hot water and heating controls.

**Living Room 4.36m x 4.51m:** Front entrance door with beamed ceiling and an attractive natural brick fireplace of which has slate tiled hearth and fitted wood burner. Featuring a beamed mantle piece, recessed display/storage shelves, radiator and door to the staircase.



### First Floor Accommodation

**First Floor Landing:** Radiator, shelved airing cupboard with an electric heater.

**Bedroom One 4.54 x 3.12m:** Window to the front and side aspect with a radiator.

**Bedroom Two 3.52m x 3.31m:** Window to the front aspect, a radiator and loft access.

**Bedroom Three 3.79m x 2.42m:** Partly restricted headroom with radiator and door to the bedroom/office.

**Bedroom/Office 2.45m x 2.24m:** Partly restricted headroom with a radiator and door to bedroom 3.

**Shower Room:** Fitted with a large walk-in shower cubicle as well as fitted thermostatically controlled shower unit with a glazed sliding screen to the front. Fitted wash-hand basin set into top with cupboards and adjoining shelves underneath. The basin is mirror backed with shaver/light point.

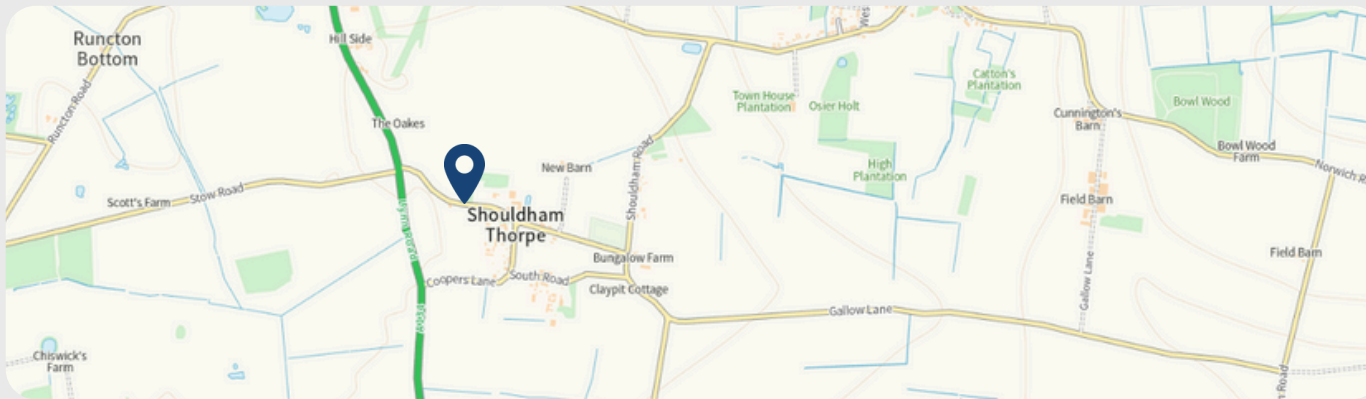
### Outside:

There is fenced garden to the front of the property of which is mainly laid to lawn with a detached garage (9.05m x 5.40m) of which is accessed via a track to the side of the cottage with two double opening doors.









## Boundaries, Plans, Areas, Schedules and Disputes

The Lessee will be deemed to have full knowledge of the boundaries and areas and any mistake or error shall not 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 letting Agent whose decision acting as Experts shall be final.

## Viewing and Health & Safety

Viewing is strictly by prior appointment only with the Landlord's Agent, Cruso & Wilkin. For your own personal safety, we would ask you to be as vigilant as possible when making an inspection.

## Services

The property benefits from mains electricity, mains water, oil fired central heating and private drainage.

## Tenure

The property will be let with vacant possession being provided upon completion.

## Measurements

All measurements and areas are approximate. While we endeavor 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.

## Deposit

A deposit of £1,380 will be payable 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 held 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 dilapidation's payable.

### Local authority

Borough Council of King's Lynn & West Norfolk  
King's Court  
Chapel St  
King's Lynn  
PE30 1EX

Phone: 01553 616200

### Council Tax

The Council Tax Band for this property is B with the Council Tax payable for 2025 to 2026 is £1,740.94

### Energy Performance Certificate

Home Farm has an EPC rating of a E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		

### Money Laundering Regulations

Under the provisions of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, Tenants are required to identify themselves and provide (a) photographic ID and (b) proof of address, together with proof of funds on acceptance of let.

### Important Notice

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, utilities, fixtures or fittings 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 parties are advised to check measurements for any particular purpose.

No assumptions should be made with regard to photographs. 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 or the Landlord.





*Lynn List*  
Residential Manager

ll@crusowilkin.co.uk  
01553 816426



**Sole Agents:**

Cruso & Wilkin, The Estate Office, Church Farm, Station Road, Hillington,  
King's Lynn, Norfolk PE31 6DH

Tel: 01553 691691

**Solicitors:**

Hayes & Storr, 31-33 Upper Market Place, Fakenham, NR21 9BX

Tel: 01328 863231

Sarah Lazzari-Bailey: [sarah.bailey@hayes-storr.com](mailto:sarah.bailey@hayes-storr.com)

Cruso & Wilkin