

Whitehouse Farm, Mintlyn, King's Lynn, PE31 1EZ



Cruso & Wilkin

Whitehouse Farm

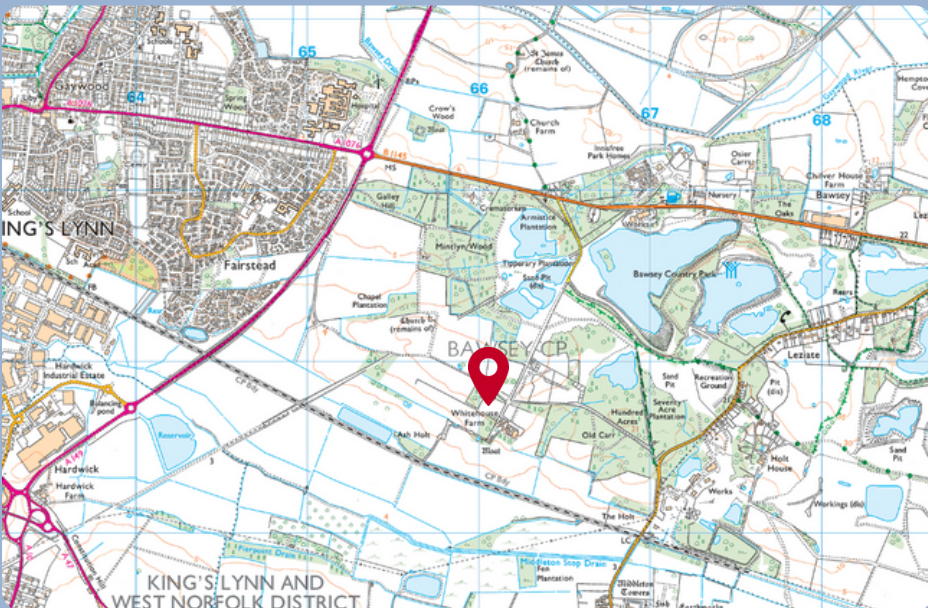
Mintlyn, King's Lynn, PE31 1EZ

TO LET
£2,500pcm
Including paddocks



Location

Whitehouse Farm is situated 2 miles east of the bustling market town of King's Lynn, offering a variety of shopping, culture and leisure amenities, with 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.



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Situation and Directions

Whitehouse Farm is identified on the location plan, to the east of King's Lynn. From the Queen Elizabeth roundabout take the A149 south onto Queen Elizabeth Way. After approximately 0.4 miles take the left signposted to Mintlyn Farm.



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Description

The letting of Whitehouse Farm provides interested parties with an opportunity to rent a six bedroom, farmhouse set in the beautiful 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 and kitchen, two reception rooms, family room, utility, W.C. and 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, together with a family bathroom and laundry room.

On the Second floor, two further spacious double bedrooms.

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. Attached to the main property is a double garage and offices attached to the main property. The letting also includes two paddocks as identified on the enclosed plan.



Accommodation Details

Ground Floor:

Front door 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 aspects and door to back garden.

Snug: 7.5m x 3.8m

Window to front and side aspects, 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 kitchen with solid oak base and eye level units, central island, granite tops over, ceramic sink, together with integral appliances to include: 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 and 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 and back stairs to first floor.

W.C.

Low level W.C., pedestal wash-hand basin, obscure window to front with 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 and access to loft.

Double Garage: 7.1m x 6.0m

Electric garage doors and concrete floor.

Office: 6.1m x 5.0m

Door leading to gravelled driveway, tiled floor, two windows to front and personnel 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 and 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 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, window to rear, extractor fan with fully tiled walls and tiled floor.

Family Bathroom: 3.88m x 3.05m

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 with fully tiled walls and ceramic tiled flooring.

First Floor Continued:

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-hand 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 tank.

Second Floor:

Stairs leading to:

Landing: 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.

Outside:

Front Garden:

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

Rear Garden:

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

Paddock 1:

1.20 hectares (2.97 acres) Pasture Land (shaded purple on plan)
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 on plan)
A smaller enclosure of permanent pasture laid to grass, ideal for equestrian use.













Tenure

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

Services

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

Deposit

A deposit of £2,800 will be payable prior to the commencement of the Tenancy. The deposit is held by the Agent 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 dilapidations payable.

Viewing and Health & Safety

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



Measurements

All measurements and areas are approximate. While we endeavour to make our letting 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.

Local Authority

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

Telephone: 01553 616200

Council Tax

The Council Tax Band for this property is F.

Energy Performance Certificate

Whitehouse Farm has an E EPC Rating.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

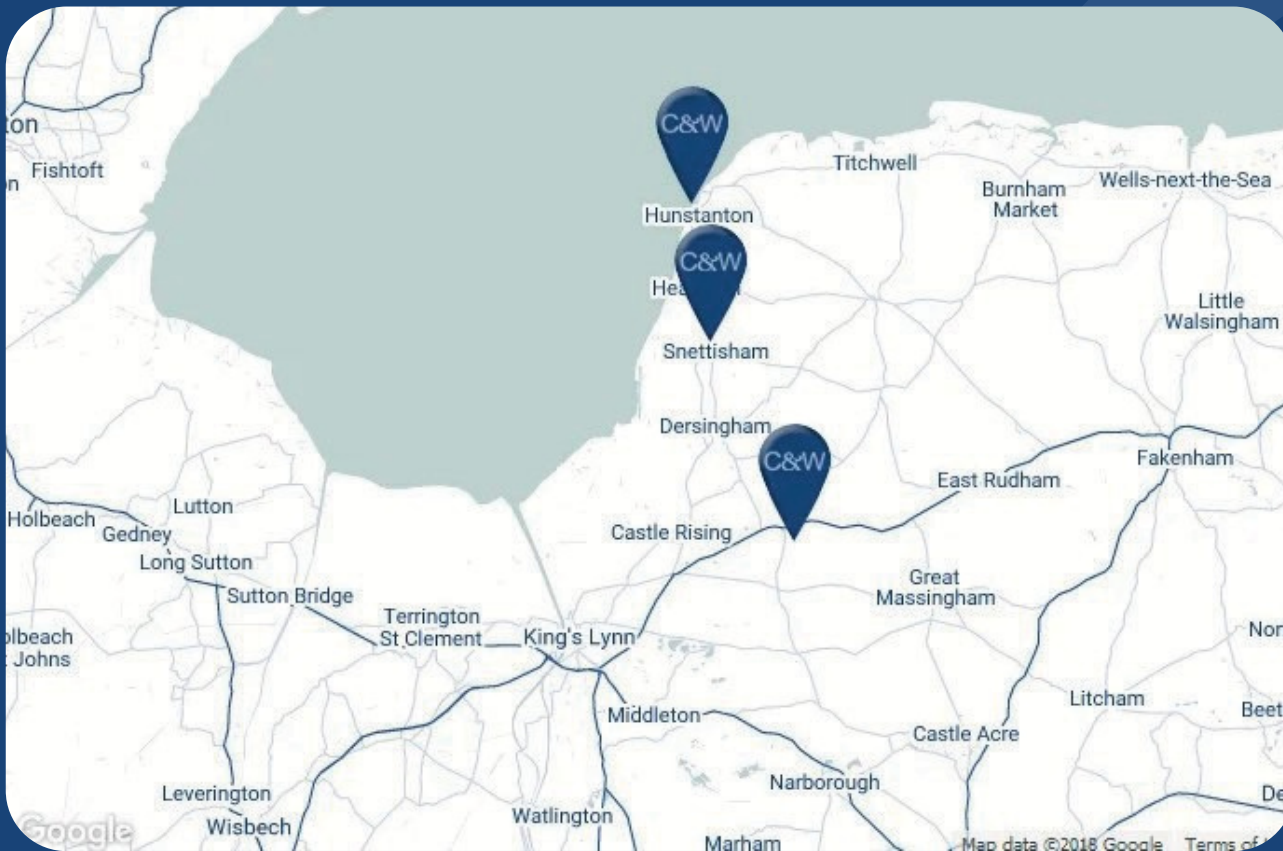
Money Laundering Regulations

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.



Sole Agents:

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

Tel: 01553 691691

Lynn List
Residential Manager

ll@crusowilkin.co.uk
01553 816426



Charlotte Tyndall
Residential Manager

ct@crusowilkin.co.uk
01553 816422

Cruso & Wilkin