

*North Lodge, Cockley Cley, Swaffham, PE37 8AG*



Cruso & Wilkin



# North Lodge

Cockley Cley, Swaffham

To Let £1,550 pcm



A very unique stone and flint gatehouse spanning two floors, offering spacious living, ample parking with a garage, on the edge of a country estate with mature trees and countryside views.

## Location

The property is located on the outskirts of the village of Cockley Cley Norfolk and is just 3.2 miles south west of Swaffham and 27 miles from Norwich.



## Situation and Direction

The village of Cockley Cley offers peaceful village life within only a few miles of the market town of Swaffham. The village is well-known for being home to the Icení village, which is now permanently closed. There is a very welcoming village pub, serving home-cooked food and a church.

In the town of Swaffham, you will find high street shops, pubs, cafes, a church, a leisure centre, schools and parks as well as larger supermarkets. There is also a very popular market every Saturday.

From Swaffham town centre, take Cley Road for approximately 2 miles, take a left onto a private track, through the gates and the property is located on the left.



Nearest Postcode  
PE37 8AG



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## Description

North Lodge can be found on the edge of the peaceful grounds of the Cockley Cley Estate. The property is accessed via a private driveway with surrounding garden and a garage.

It is a detached flint cottage consisting of an expansive lounge, kitchen/breakfast room and two further rooms on the ground floor. There is also a utility/cloakroom offering a shower and lavatory on the ground floor. On the first floor, within the eaves of the property, there are two bedrooms, both of which have storage and access to the bathroom, which has a bath and expansive countryside views.

There are two usable wood burners in the property, one located in the entrance hall and one in the lounge, and an additional feature fireplace in the kitchen.

The property is heated with oil, sewage is disposed of via a septic tank, and water is provided by a borehole.

A washing machine and dishwasher are included. The ground floor is set over two levels.

The property boasts stunning countryside views.



## Accommodation Details

### Ground Floor

#### **Entrance 2.34m x 1.28m**

The entrance offers space for hanging coats, with hooks and a hanging rail. A step up leads you into the entrance hall.

#### **Entrance Hall 3.85m x 2.19m**

The Entrance Hall welcomes you with a fireplace and a usable wood burner with a surrounding mantle. There is an arched, shelved alcove with additional cupboard space underneath and a door to the room that houses the boiler.

From the entrance hall, you can access the kitchen and further ground-floor rooms. There are steps down leading you into the lounge. The stairs to the second floor are also accessible from the entrance hall.

#### **Lounge 7.66m x 6.17m max - 5.32m min**

A very light and spacious living room with front, back and side aspect facing windows, along with a glass panel single door leading out onto the garden. The living room has a fireplace with a wood burner and a wooden mantle. The room offers plenty of storage, a shelved alcove, central plug sockets, aerial, radiators and garden views.

Steps up and a sliding glass panel doors lead to the kitchen.

#### **Kitchen / Breakfast Room 5.15m x 2.89 max - 1.63m min**

A back aspect facing lattice effect tudor style window allows light into the kitchen/breakfast room. The room offers space for a dining/breakfast table, there is a feature fireplace, storage, and a shelved alcove. The kitchen area is equipped with wall and base units, a double Rangemaster cooker, a stainless steel sink, room for an under-counter fridge and wooden worktops. Included is a dishwasher. The room features rustic effect wooden flooring and kitchen spotlights, there is also an aerial and radiator.

Door leading into the Entrance hall and onto a corridor leading to two further rooms and the utility room/cloakroom.

#### **Utility / Cloakroom Room 2.88m x 2.33m**

A front aspect facing window, the utility offers a wooden worktop, cupboards, a white butler sink, plumbing for an appliance, a lavatory and a shower cubicle, one radiator. A washing machine is included.

#### **Dining Room 3.52m x 3.43 max - 3.02 min**

Back aspect facing window, wooden flooring, a feature fireplace with a mantle surround, storage cupboard and additional wall shelving. One radiator.

#### **Office/Study 2.91m x 2.55m**

Side aspect facing window, large shelved storage cupboard, one radiator.

### First Floor Accommodation

Landing with front aspect facing window offering plenty of light, a cupboard housing the water tank.

#### **Bedroom 1 2.68m max - 2.56m min x 4.91m max by 4.21m min**

Side aspect facing window offering uninterrupted countryside views, several storage cupboards with a variety of hanging rails and shelving. A fixed sink unit with a mirror overhead and one radiator. A glass panel door leads you to the bathroom.

#### **Bathroom 3.03m x 2.76m**

Side and rear aspect facing window, the bathroom is equipped with a sink unit with under-sink storage cupboards, lavatory, bidet, bath and a radiator.

A glass pane door leads into the second bedroom.

#### **Bedroom 2 3.86m x 3.50m**

Storage cupboards, door leading to the landing. One radiator.

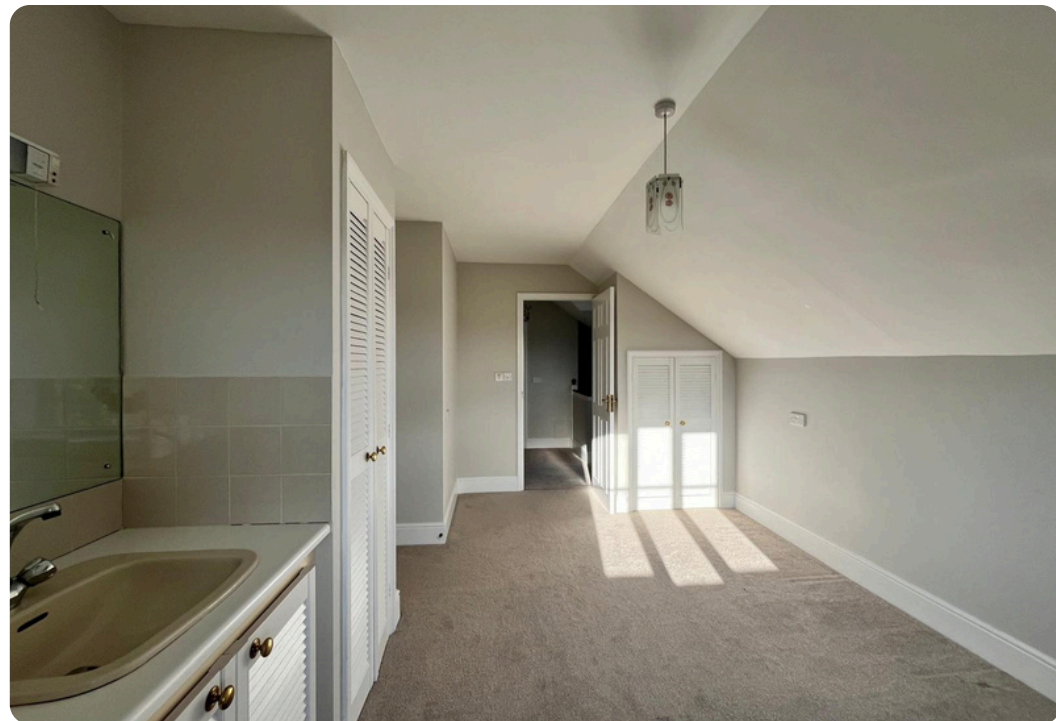








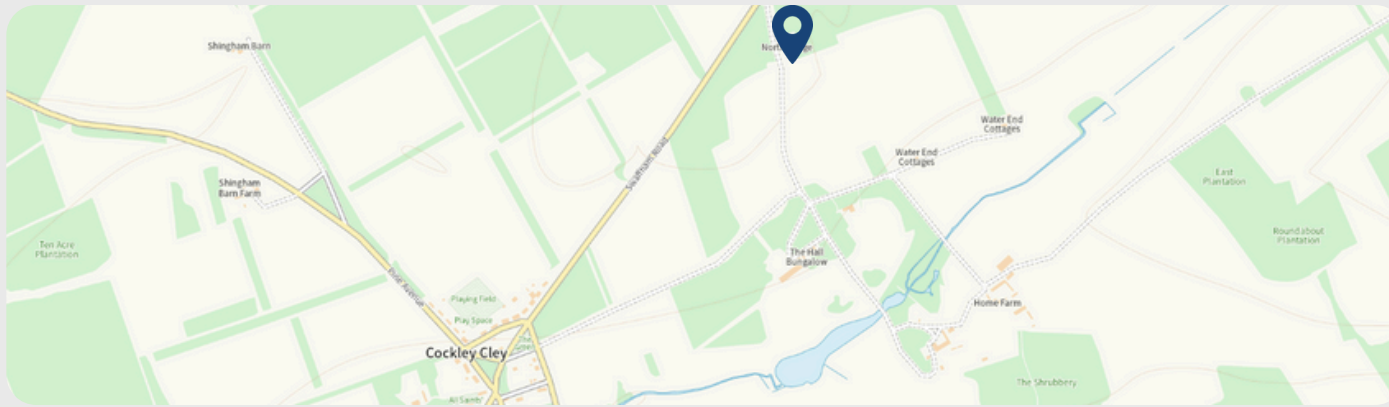












## Boundaries, Plans, Areas, Schedules and Disputes

The tenant 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 oil fired central heating, septic tank, and water is provided by a borehole. A washing machine and dishwasher are included; however, these will not be maintained or replaced by the landlord.

## 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 **£1,788.00** will be payable prior to the commencement of the tenancy. The deposit is held by the Landlord 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

Breckland Council  
Elizabeth House  
Walpole Loke  
Dereham  
NR19 1EE

Telephone: 01362 656870

## Council Tax

The Council Tax Band for this property is B.

## Energy Performance Certificate

North Lodge, Cockley Cley, Swaffam, PE37 8AG.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 75 C      |
| 55-68 | D             |         |           |
| 39-54 | E             | 45 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.







*Charlotte Tyndall*

Property Manager

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**Sole Agents:**

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