

Shingham Barn, Cockley Cley, Swaffham PE37 8AR



Shingham Barn

Cockley Cley, Swaffham

To Let £1,825 pcm



A very impressive and spacious barn conversion, discreetly situated beside woodland, offering expansive views of the countryside. Shingham Barn greets you through elegantly framed glass doors, leading into a split-level entrance with a vaulted ceiling, exposed beams and natural stone floor, together with a mezzanine/landing overlooking the entrance hall.

Externally, Shingham Barn has a spacious driveway, fenced garden to the front, rear and side, a patio area and a shed.



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.



Nearest Postcode
PE37 8AR



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Situation and Directions

The village of Cockley Cley offers peaceful village life within only a few miles of the market town of Swaffham. There is a very welcoming village pub and a church.

In the town of Swaffham you will find high street shops, pubs, cafes, a church, together with a leisure centre, schools and parks, and supermarkets. There is also a busy market every Saturday.

From Swaffham town centre, take Cley Road, which becomes Swaffham Road, when you enter the village, pass the triangular green and turn right onto Pine Avenue, where you will find track 107 on your right-hand side after approximately 0.5 miles. Shingham Barn is at the end of the track on the left.

Ground Floor

Entrance Hall

A very impressive entrance accessed via double glass entrance doors with rustic natural tiled flooring. The entrance features an open vaulted ceiling with exposed beams showcasing a mezzanine level above, accessed via the main staircase. There is an understairs storage cupboard and access doorways to the Living Room, Boot Room/Study and Kitchen.

Living Room 5.49m x 4.43m

Fully exposed brickwork throughout, featuring a focal-point brick chimney breast with a mantel, stone hearth, and integrated wood-burning stove. Dual-aspect windows to the side and rear.

Boot Room/Study 3.3m x 2.34m

The Boot Room offers a large storage cupboard off the main space, with double wooden doors opening into the Dining Room. Window overlooking the front aspect.

Dining Room 4.41m x 2.98m

Fully exposed brickwork, with window to the side of the property.

Kitchen / Diner 6.97m x 2.92m

Accessed via the entrance hall through double glass doors with side window panels. Herringbone wood-effect flooring. Located in the far right section of the space with a window facing the side aspect, a selection of wall and base level kitchen units, wooden worktops, integrated electric oven and hob. Stainless steel 1.5-bowl sink with integral drainer. The kitchen also has a dishwasher and large fridge. To the left-hand side of the space is a dining area, a generous open-plan area with ample space for a kitchen table, and floor-to-ceiling built-in cupboard space.

First Floor accommodation continued

Utility Room 2.74m x 2.42m

Direct access stepping from the kitchen; exterior entrance door opening onto the garden. Wood-effect worktops, a stainless steel single sink with drainer, fitted cupboard, boiler, and space and plumbing for additional appliances.

First Floor Accommodation

Landing

Open space featuring vaulted ceilings with exposed timber beams throughout.

Main Bathroom 2.6m x 2.34m

Vaulted ceiling with exposed beams; wood-effect flooring. Character floor-to-ceiling pitched glass window offering plenty of light and panoramic countryside views. Bathroom comprising of a brand new bath with shower head attachment, w.c., and wash-hand basin.

Master Bedroom & En-Suite 5.5m x 4.39m x 2.34m

Vaulted ceiling with exposed timber beams, combination of natural exposed brickwork and painted brickwork. Windows to the front aspect together with a narrow window overlooking the front entrance.

En-Suite Bathroom 1.93m x 1.75m

Wood-effect flooring. Brand new fittings offering a walk-in shower cubicle fitted with a shower head and overhead rainforest shower, W.C., wash-hand basin, heated towel rail, integrated extractor fan and skylight window.

Bedroom Two 4.45m x 3.26m x 2.28m

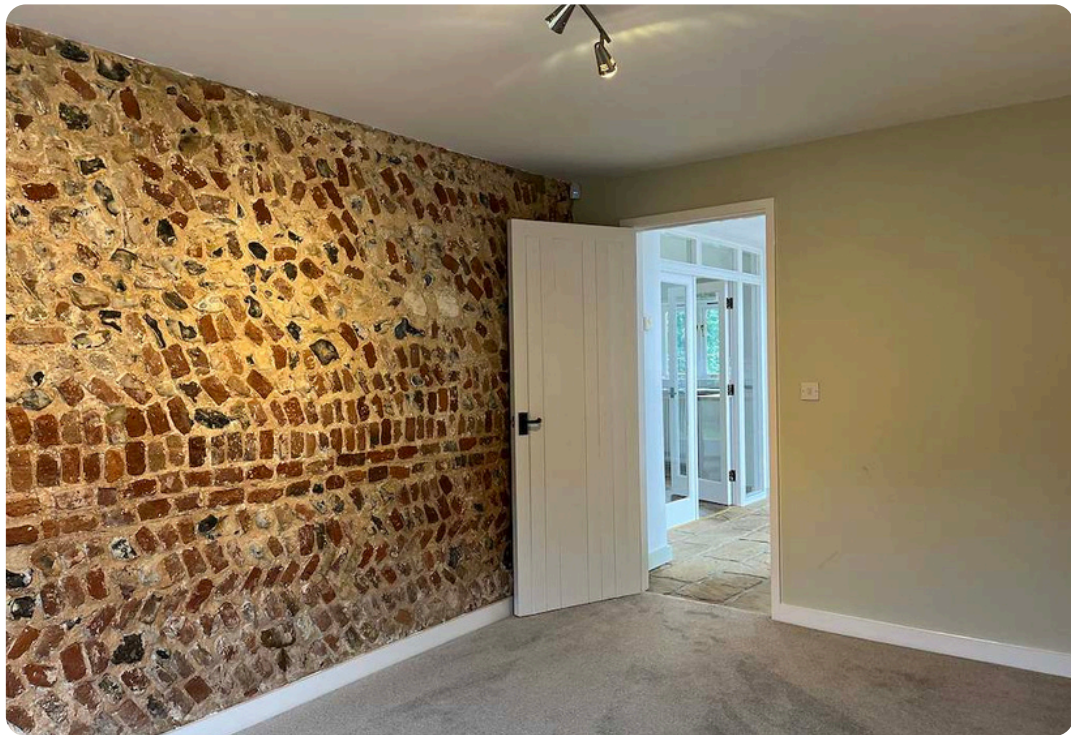
Vaulted ceilings with exposed beams and brickwork walls, window to front aspect and narrow window overlooking property entrance.

Bedroom Three 3.42m x 3m

Vaulted ceilings with exposed beams and brickwork walls, window to side aspect.





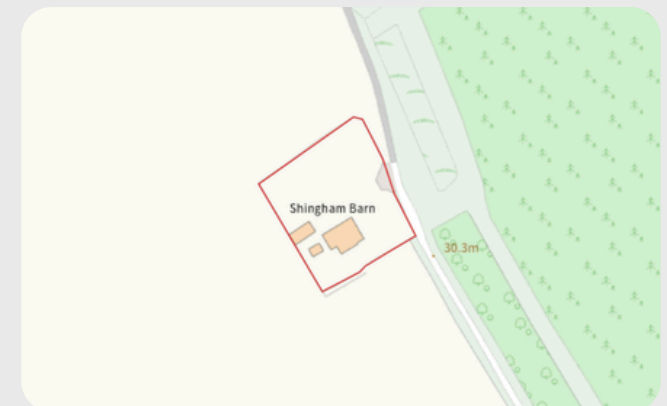
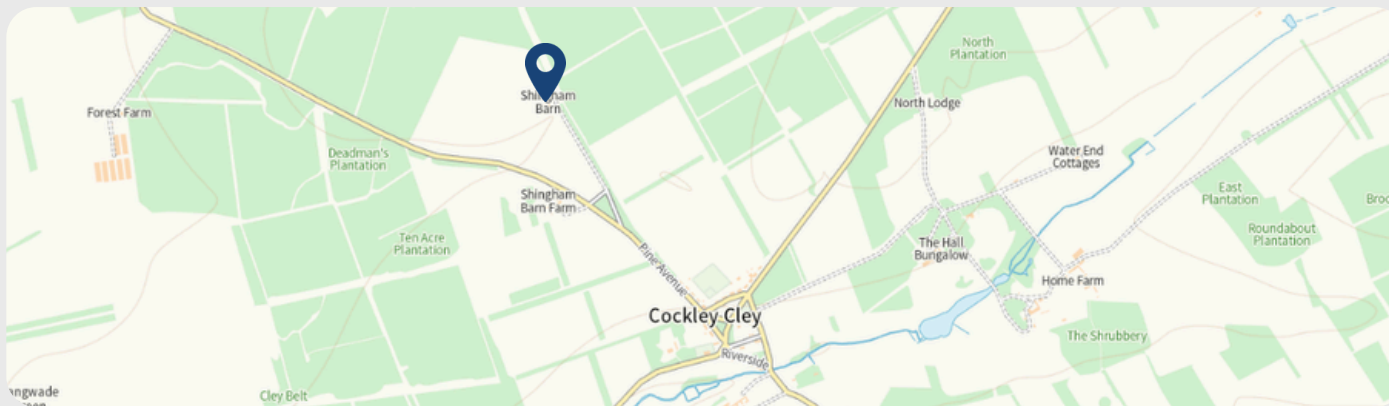












Boundaries, Plans, Areas, Schedules and Disputes

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 is heated by oil, with the addition of a log burner. The property is supplied by mains water and electricity. Sewage is disposed of via a septic tank.

Measurements

All measurements and areas are approximate. While we endeavour 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 **£2105** 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 dilapidations 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 C

Energy Performance Certificate

Shingham Barn, Cockley Cley has a D EPC rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	65 D	
39-54	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.

Floor Plans

For reference only not to scale.





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