

# KETTLE ROW FARM The Drove, Barroway Drove, Downham Market, Norfolk PE38 0AJ Guide Price £700,000



- Three Bedroom Detached House with Excellent Private Equestrian Facilities
- Set In Approx. 7.6 Acres ● Static Caravan / Equestrian Stores / Rest Room
- Range of Stabling, Barns, Manège, Post & Rail Fenced Paddock Grazing
  - Multiple Vehicle Parking with Space for Horsebox / Trailer
  - Office, Garage and Workshop ● Accessible Location

REF: AR7221

**RURAL SCENE**  
Equestrian | Smallholdings | Residential | Farms | Lifestyle

## GENERAL AND SITUATION

Approximate Distances:

Downham Market 3.5 miles • Wisbech 11 miles  
Kings Lynn 13 miles • Ely 20 miles • Cambridge 37 miles

An excellent private equestrian home set in approx. 7.6 acres with a three bedroom house, a good range of stabling, barns, manège, paddock grazing and static caravan / equestrian store, in an accessible rural location

There are further outbuildings including a detached garage, office and workshop, static caravan / equestrian stores / rest room, as well as ample parking with space for multiple vehicles, horse box, trailers etc.

Kettle Row Farm is thought to be one of the oldest buildings on the Drove and is nicely set back from the road behind mature hedges and a lawned garden.

The property was originally a row of cottages, converted in the past to a single dwelling, and has been much improved and modernised by the current owners, who have also added the equestrian facilities. The vendors keep their own competition horses.

Barroway Drove is a small Fenland village to the west of Downham Market and the River Great Ouse, in an area of productive arable farmland. Downham Market offers a good range of local shops and amenities, including a doctor's surgery, and there is a selection of both state and private schooling available nearby. There are excellent road links for commuters, and Downham Market provides rail links to Cambridge (approx. 30 mins), and on to London Kings Cross, which is a further approx. 45 mins by fast train.

In the Agent's opinion the property offers potential, subject to gaining the necessary consents for extension of the existing house, or for the development of an additional property.

## THE RESIDENCE

A detached three bedroom house with oil-fired central heating and double glazing. There is the following accommodation, please refer to floor plan for approx. room sizes:

A side entrance door leads to the **Entrance Hall** which has a **Cloaks Cupboard**, laminate flooring and stairs to the First Floor. A **Downstairs Bathroom** has a free-standing claw foot bath, shower cubicle, wash hand basin, WC, heated towel rail, tiled floor, part tiled walls and extractor.

**The Lounge** has laminate flooring and an open brick fireplace on a brick hearth with a wooden mantle. From the lounge a door leads to the **Kitchen** which was refitted c. five years ago and comprises a range of base units with wooden worksurfaces and tiled splashbacks, butler sink with mixer tap and an electric range cooker (available by negotiation) with extractor over. There is a **Pantry Cupboard**, a solid fuel Parkray Range (not in use and in need of servicing) set in a brick fireplace and a recess for a fridge freezer.

**The Utility Room** has tiled splashbacks and tiled flooring, a 1½ bowl sink with mixer tap, space for a tumble dryer, plumbing for washing machine and dishwasher and a door to outside.

**The Dining Room** has two sets of double doors to outside, laminate flooring and a woodburner.

To the **First Floor** the **Landing** gives access to a **Master Bedroom** with an **Ensuite** comprising a WC, wash hand basin in vanity unit and bath with tiled splashbacks. There are then **Two Further Good-Sized Double Bedrooms**.





### STATIC CARAVAN / EQUESTRIAN STORE / REST ROOM

An older style static caravan benefitting from oil-fired central heating and double glazing comprising **Boot Room** with plumbing for washing machine, **Bathroom** with bath and wash hand basin, **L-shaped Kitchen Area / Rug Room** with a range of fitted units with worksurfaces, sink with drainer and tiled splashback, electric cooker point, space for a fridge freezer, fitted cloaks cupboard, **Seating Area** with coal-effect electric fire with feature surround and a door to outside. Potential space for replacement Static Caravan / Mobile Home.

### OUTSIDE, OUTBUILDINGS & LAND

The property is approached from the road onto a large gravel driveway with turning area, which leads to the **Substantial Garage** with electric car charging point and **Workshop**. There is a second 5 bar gated access driveway from the road leading down to the static caravan and outbuildings.

There are formal gardens to the front and rear of the property which are mainly laid to lawn with a selection of mature trees and shrubs. The rear of the property offers a high degree of privacy and has an **Office** with power, light and electric heaters; a **Pergola**, **Summerhouse**, **Greenhouse** and **Raised Beds**. To the side of the utility is an **Outdoor Cattery/Pen**.

From the rear garden a gate leads through to **Further Outbuildings** and the **Equestrian Facilities**. There are the following outbuildings, please refer to the floor plan for approx. sizes :

**Covered Implement Store** (not shown on floorplan) 4.8m x 3.2m

**Open Fronted Tractor Store / Barn**

**Timber Shed with Composting Toilet** and wash hand basin

**Feed Room** with plumbing for washing machine, sink with taps and CCTV

**Timber Clad Stable Barn** with concrete floor and **Two Stables** with automatic drinkers

**Two Loose Boxes/Corrals**

**Wash Bay** with a **Solarium** (solarium included in sale) and cross tie area

**Further Hay Store**

Beyond the stable yard there are **Two Winter Turnout Enclosures**

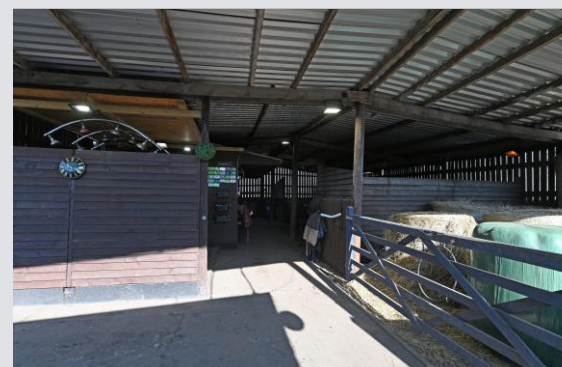
**Manège** c. 60m x 20m with mirrors, lighting and a carpet fibre/rubber/sand mix surface. A covered seating/viewing area with power and light and a judge's box to the other end.

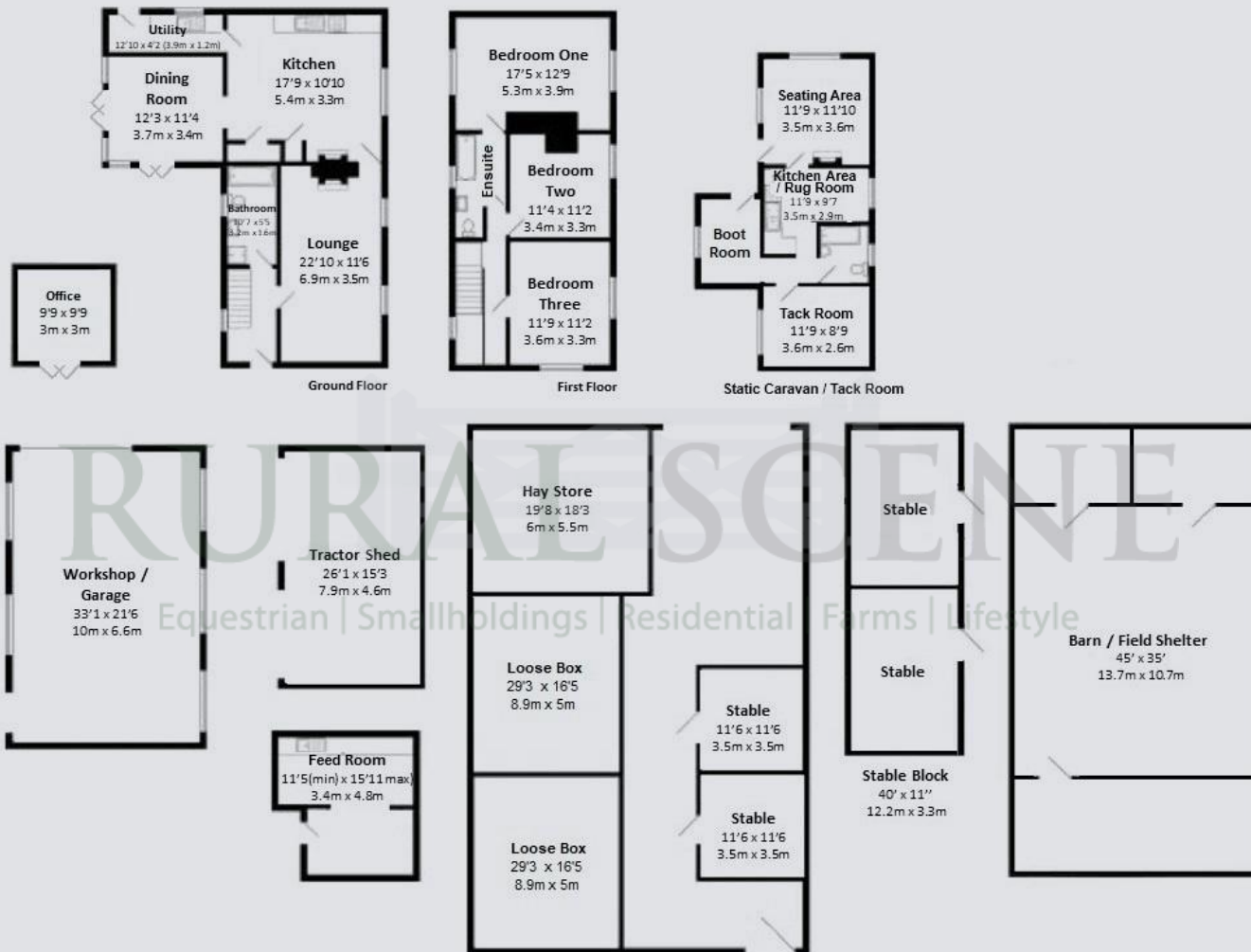
**Two Further Stables.**

**Various Paddocks** are fenced with post and rail/wire. There is a water supply to most paddocks, and a total of **Four Field Shelters**. The land is divided into individual turnout paddocks with a hard trackway access from the stable yard, and a vehicular access for maintenance etc.

**Large Barn/Field Shelter** which has **Three Corrals** and could be utilised for extra stabling if required, plus a **Range of Chicken Pens** and a **Goat Pen**

**IN ALL APPROX. 7.6 ACRES  
(About 3 Hectares)**





**VIEWING**

Strictly by appointment only with the Agents

**LOCAL AUTHORITY**

KINGS LYNN & WEST NORFOLK COUNCIL

**SERVICES**

MAINS ELECTRICITY, MAINS WATER, MAINS DRAINAGE, OIL FIRED CENTRAL HEATING, TELEPHONE, CCTV and FIBRE BROADBAND (connected and available subject to normal transfer regulations)

**TENURE** Freehold    **ENERGY RATING** E

**COUNCIL TAX BAND** C

**DIRECTIONS**

From the A1122 Downham Road, proceed straight on to Outwell Road and turn right onto Barroway Drove. Continue along this road and the property will be found on the left-hand side, identified by its own signage. There is no For Sale board.

what3words /// brightly.decrease.driveways

**RURAL SCENE**

Equestrian | Smallholdings | Residential | Farms | Lifestyle

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Rural Scene have visited KETTLE ROW FARM but have not surveyed or tested any of the appliances, services or systems in it (such as heating, plumbing, drainage, etc). The vendors have checked and approved the details; however purchasers must rely on their own and/or their surveyor's inspections and their solicitor's enquiries to determine the overall condition, size and acreage of the property and also any planning, rights of way and all other matters relating to it.

