



Wood Farm House The Hill, Swanton Abbott, NR10 5EA

£1,595 Per Calendar Month

- Delightful Detached Red Brick Farmhouse
- 2 Reception Rooms
- 3 Bedrooms
- Oil Central Heating and UPVC Double Glazing
- Ample Parking
- Rural Location Adjoining Fields and Overlooking Woodland
- Spacious Kitchen / Breakfast Room
- Bathroom and Cloakroom
- Large Gardens
- Detached Barn For Storage or Garaging

Wood Farm House The Hill, Swanton Abbott NR10 5EA

Enjoying a rural setting, this delightful detached farmhouse offers a perfect blend of rural tranquillity and modern living. The property features 2 spacious reception rooms, ideal for both entertaining guests and enjoying quiet family evenings.

With 3 well-proportioned bedrooms, this home provides ample space for family living or those seeking a rural retreat.

The farmhouse is set in a picturesque location, adjoining and overlooking fields. Additionally, the property includes ample parking and good size gardens. There is a detached brick and tile barn for storage or garaging.

This charming farmhouse is a wonderful opportunity for anyone looking to embrace the idyllic rural lifestyle while still being within reach of wide ranging amenities in North Walsham or the delightful North Norfolk coast.



Council Tax Band: D



North Walsham is a popular market town with a weekly market held in the town centre. The area is well served with amenities including Sainsburys, Lidl and Waitrose supermarkets, restaurants and a variety of shops. North Walsham has good educational facilities for all ages including sixth form Paston College together with doctors, dentists, opticians and a library. For the sports minded, there is the Victory Swim and Fitness Centre. North Walsham offers excellent public transport with both bus and rail services available. A regular train service operates from North Walsham station to the highly popular North Norfolk Coast or to Norwich where there are onward connections to London Liverpool Street.

EPC Rating E. Council Tax Band A - North Norfolk District Council

ENTRANCE HALL

Entrance door, radiator and stairs to first floor.

SITTING ROOM

13'8" x 16' into alcove

A delightful room with fitted carpet, radiator, double glazed window and open fire.

DINING ROOM

14' x 11'1"

Fitted carpet, radiator and double glazed window.

KITCHEN / BREAKFAST ROOM

14'9" x 11'9"

A spacious double aspect room with a good range of base and wall units, ample work surfaces, inset sink, inset hob and double oven. Space and plumbing for washing machine. Radiator and 2 double glazed windows. Door to rear.

UTILITY ROOM

Oil fired boiler for central heating.

BATHROOM

Bath with shower over, wash basin and WC. Towel rail / radiator.

FIRST FLOOR LANDING

Fitted carpet and radiator.

BEDROOM

13'7" x 11'1"

A double aspect room with fitted carpet, radiator and 2 double glazed windows.

BEDROOM

11'2" x 7'3" plus recess

Fitted carpet, radiator and double glazed window.

BEDROOM

14'7" x 12'

Fitted carpet, radiator and double glazed window. Built in cupboard housing hot water cylinder. Built in cupboard.

CLOAKROOM

Wash basin and WC. Radiator.

OUTSIDE

The property enjoys a delightful rural location overlooking fields. There is a shingle drive leading to a parking area for several vehicles. There is a detached brick and tile barn for storage or garaging.

TENANTS NOTE

The deposit for this property is £1840.

Mains water and electric available or connected. Private drainage system. For an indication of specific speeds and supply or coverage in the area for broadband and mobile signal/coverage, we recommend referring to the Ofcom checker.

Please be aware that the marketing photographs for this property may have been taken before the start of the last tenancy and may have been taken using a wide angle lens. If you have any specific questions about presentation of the property, configuration of accommodation or the layout of rooms, please call us before undertaking a viewing.

Tenants should be aware that they are responsible for arranging contents insurance. We will be happy to introduce you to our insurance partner, if required and from which we may derive some commission.

Tenants proposing to occupy the property must view the interior prior to submission of an application and satisfy themselves that the property, presentation, fixtures and fittings are as they understand. Arnolds Keys accept no responsibility for any error or omission in these marketing details.

The equivalent of one weeks rent will be taken as a holding deposit. Based on the current advertised rent for this property, this will be £368.07. This will reserve the property for you whilst reference and other pre tenancy checks are carried out. Please note that this deposit will be withheld if the prospective tenant or any relevant person (including guarantor(s)) withdraw from the proposed tenancy, fail a right to rent check, provide false or misleading information which it was reasonable to rely on when considering the application, or fail to sign the tenancy agreement (and/or Deed of Guarantee) within 15 calendar days (or any other deadline for Agreement as mutually agreed in writing). If successful, the holding deposit will be used towards the first months rent.



Viewings

Viewings by arrangement only. Call 01603 620551 to make an appointment.

EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Yellow Brick (YB) to sellers and buyer for mortgage advice. Should you decide to use YB we could receive a referral fee of £250.

