

*1 Shingham Farm, Cockley Cley, Swaffham, PE37 8AR
(Formally know as Shingham Farm Barn)*



1 Shingham Farm

Cockley Cley, Swaffham

To Let **£1,200 pcm**



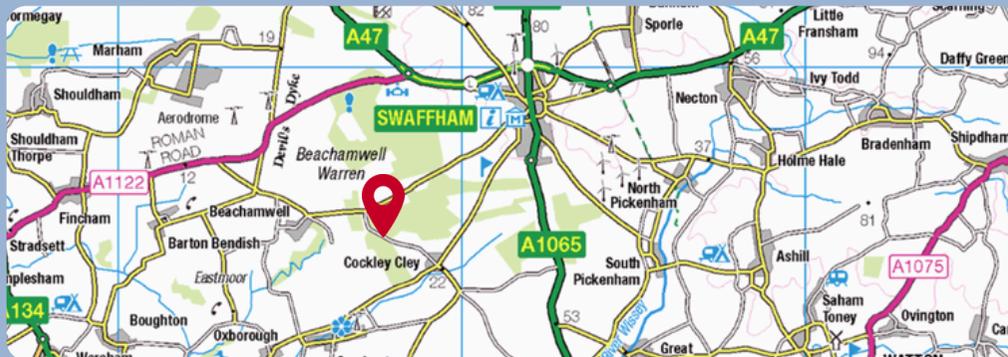
1 Shingham Farm is one of a pair of semi-detached country cottages on the Cockley Cley Estate, boasting spacious grounds and field views. The property has just undergone full refurbishment, offering a ground-floor shower room, a fireplace in the living room, plenty of storage and three bedrooms.

The property is accessed via a private drive.



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. The village is well-known for being home to the Icen 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, which becomes Swaffham Road, when you enter the village, pass the triangular green and turn right onto Pine Ave, you will find the entrance track on your left after approximately 0.4 miles. It is the property furthest from the road.

Description

1 Shingham Farm has undergone complete refurbishment. Access, which is via a private driveway, provides ample privacy to this secluded property located on the Cockley Cley Estate.

The property benefits from a generously sized garden with plenty of parking.

The property has a newly fitted kitchen, a downstairs shower room, a generously sized reception room with plenty of storage and the main living room, which benefits from a new wood burner.

On the first floor are three bedrooms with countryside views and a bathroom with a shower.

Included is a cooker, and there is plumbing in the kitchen for further appliances.



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Accommodation Details

Ground Floor

Entering through the front door leads you into a small entrance, which provides access to the stairs leading to the first floor, as well as to the living room.

Living Room 4.16m x 3.72m x 3.49m

A front aspect facing window offering garden views, a fireplace with a brand new wood burner, newly carpeted, understairs storage and one radiator.

Dining Room 5.11m x 3.70m

Back aspect facing window, wooden flooring, two large storage cupboards with electricity. The heating thermostat and Openreach socket are also located in this room, as well as one radiator

Kitchen 30.3m x 2.53m

Side aspect facing window. Brand new black and white floor and base kitchen units with marble effect worktop, integral cooker with extraction overhead, sink and drainer. Plumbing and space for a washing machine, dishwasher, and space for a fridge.

Downstairs Shower Room 2.44m x 1.87m

Side aspect facing window, dark effect wooden flooring, walk-in shower with additional rain forest shower head, wash hand basin and lavatory, stainless steel towel rail and extractor fan.

First Floor Accommodation

Stairs leading to the landing.

Bedroom One 3.21m max - 2.92m min x 2.77m

Side aspect facing window, one radiator.

Bedroom Two 3.06m x 2.75m max x 2.53m min

Side aspect facing window, one radiator.

Bedroom Three 2.57m x 2.11m

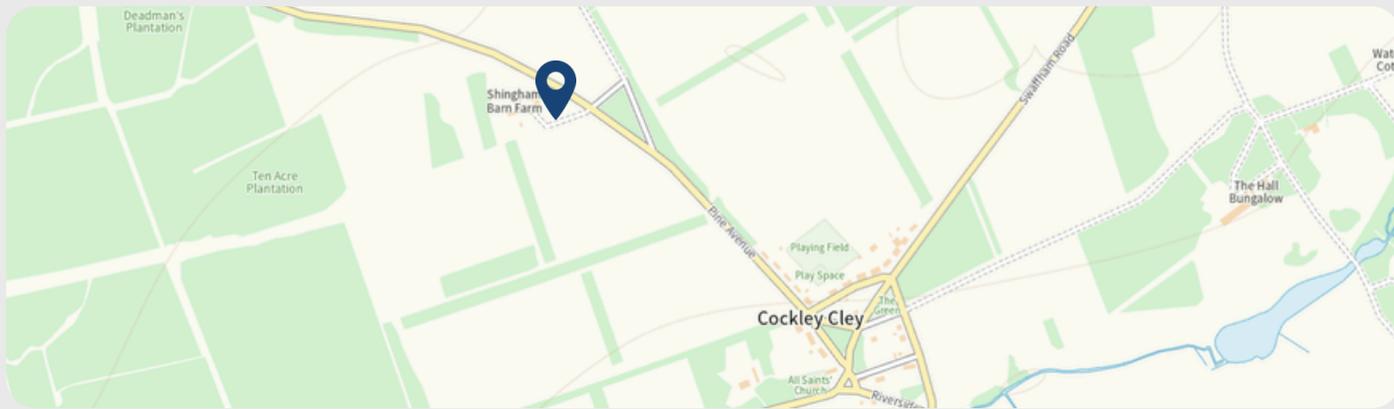
Back aspect facing window, one radiator











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 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 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 **£1,384.00** 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 2025/26 for this property is £1,497.83

Energy Performance Certificate

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	41 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.



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Sole Agents:

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King's Lynn, Norfolk PE31 6DH

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Cruso & Wilkin