

Lower Farm Cottage, The Street, Great Snoring, NR21 0AH



Lower Farm Cottage

Great Snoring, Norfolk

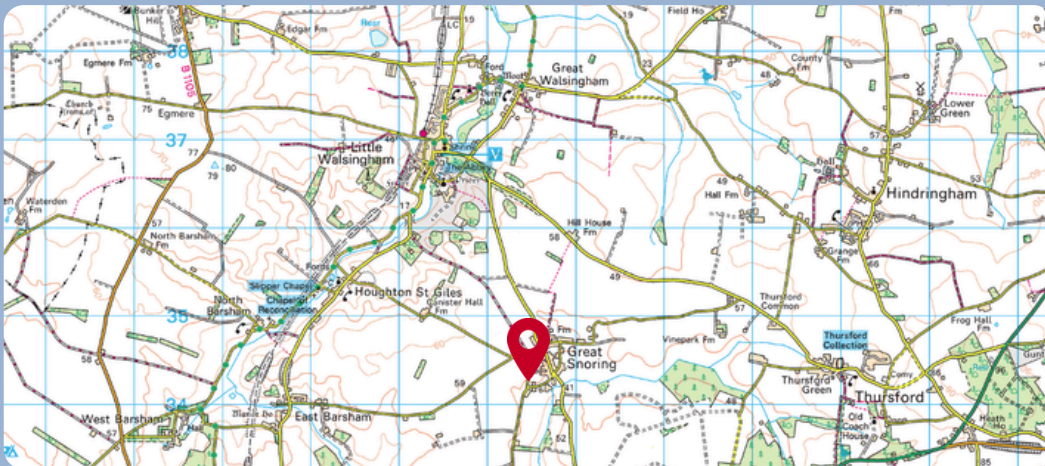
To Let **£1,450pcm**



We are delighted to offer this stunning, newly renovated three-bedroom detached property with a garden and parking. Located in the rural village of Great Snoring.

Location

The property is located in Norfolk in the parish of Great Snoring, which is 4.5 miles from the market town of Fakenham and 7.6 miles from the very popular quay side town of Wells-Next-The-Sea.



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Situation and Direction

Gt Snoring is a quaint Norfolk village, surrounded by countryside yet close to the market town of Fakenham. The nearby village of Walsingham is well known for the Walsingham Abbey Grounds, Shire Hall Museum, Medieval Priory ruins and a place of pilgrimage. Walsingham is served by independent shops, pubs, a farm shop and a Primary School. In the town of Fakenham, you will find high street shops, pubs, a church, a leisure centre, schools and parks as well as supermarkets.

From the A1065 / A148 roundabout at Fakenham Shell Garage, head North on the A148 towards Holt for 3.1 miles, turning left onto The Street towards Little Snoring. Follow this for 2 miles until you reach Great Snoring. Take the first left in Great Snoring, and Lower Farm Cottage will be on your right.



Nearest Postcode
NR21 0AH



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Cruso & Wilkin

Description

Lower Farm Cottage is a stunning three-bedroom family home. It is a detached brick and flint property just off The Street in Great Snoring.

The property consists of a kitchen, dining room, living room and shower room on the ground floor. On the first floor there are three double bedrooms and a family bathroom with an enclosed shower unit and bath.

The property benefits from a peaceful private garden offering a patio area, a spacious grassed area, a feature stone wall, and a garden shed. The property is heated by a wood burner in the living room, an open fire in the dining room and oil-fired central heating throughout.



Accommodation Details

Ground Floor

Entrance

On entering the property, you walk into a spacious tiled entrance hallway with doors leading to the living room, dining room, kitchen, utility, and garden. This is also where you will find access to the staircase to the first floor.

The utility leads through into the downstairs shower room.

The electrical consumer board and meter are housed in the entrance. There are two open alcoves for aesthetics and one radiator.

Kitchen 3.80m x 3.62m: Rear-facing window, offering wall and base level kitchen units, double drainer stainless steel sink, cooker with extractor and space for a fridge and a dishwasher. Door leading to the dining room.

Dining Room 3.66m x 3.65m: Front-facing window. Door leading back through to the main entrance area and staircase. One radiator and an open fire.

Living Room 3.70m x 3.63m: Front-facing window with access to the hallway and stairs. One radiator and a wood burner.

Utility 3.54m x 1.97m: Rear-facing window with access to the downstairs shower room. A butler's sink with a wooden worktop and space for a washing machine and tumble dryer, along with a wall and base-level storage cupboard. One radiator.

Shower Room: Side-facing window with access from the utility. Fully closed walk-in shower, W.C., and wash hand basin.





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Accommodation Details

First Floor Accommodation

First Floor Landing

The first floor offers a bright and spacious landing with front and back-facing views. One radiator.

Master Bedroom 3.80m x 3.70m: Rear-facing window with one radiator.

Bedroom One 3.70m x 3.60m: Front and side-facing windows, with one radiator.

Bedroom Two 3.75m x 3.60m: Front and side-facing windows with one radiator.

Family Bathroom 3.75m x 3.03m Fitted with a curved walk-in shower cubicle, bath, wash-hand basin and lavatory. Fitted with a heated towel rail and radiator. Airing cupboard housing the water tank.

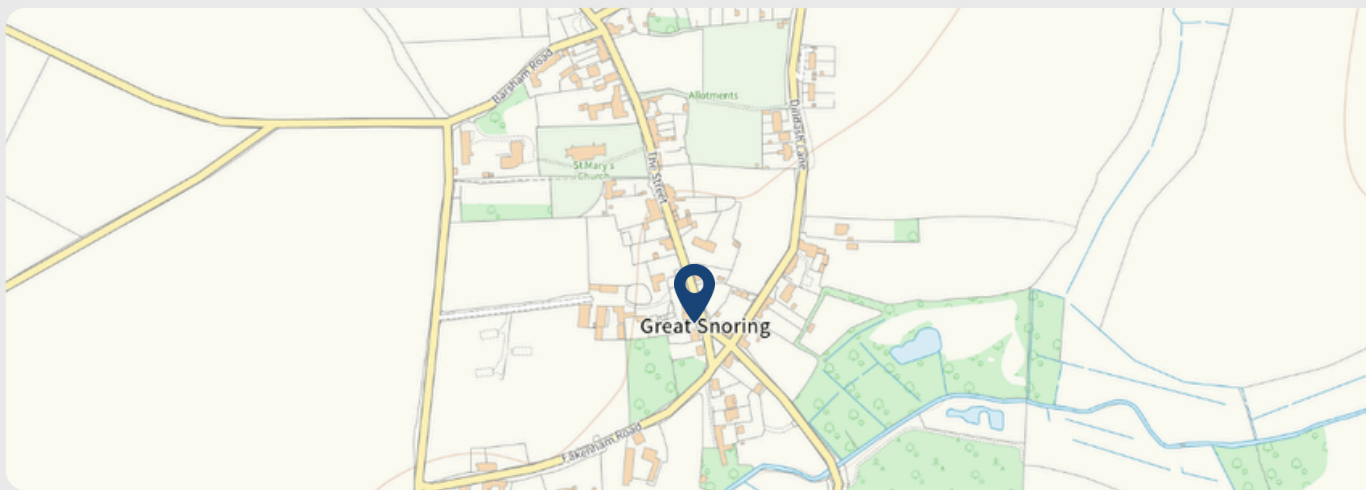
Outside:

There is a well-sized garden mainly laid to grass with a patio and a garden shed. There is a small front garden area with parking to the side of the property for two vehicles and a back gate entrance to the garden.





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Boundaries, Plans, Areas, Schedules and Disputes

The Lessee 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 mains electricity, mains water and oil-fired central heating.

Measurements

All measurements and areas are approximate. While we endeavor to make our Letting 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 £1,673.00 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

North Norfolk District Council
 Council Offices
 Holt Road
 Cromer
 Norfolk
 NR27 9EN
 Phone: 01362 656870

Council Tax

The Council Tax Band for this property is E

Energy Performance Certificate

Lower Farm cottage has an EPC Rating of E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

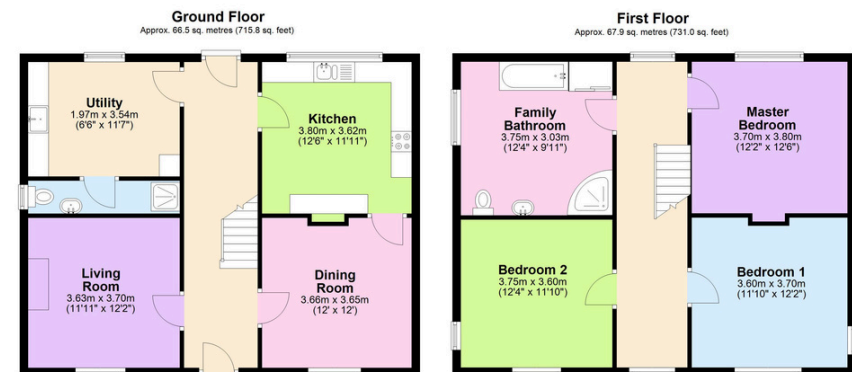
Money Laundering Regulations

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.





Sole Agents:

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