



"Beaconsfield" | 30 Lynn Road | Wighenall St Mary Magdalen



The attractive mid C.19th extended double bay fronted residence situated in rural West Norfolk.

**2 Receptions, Kitchen/diner, 4 Bedrooms, 2 Bathrooms,
Range of Outbuildings and Courtyard**

All set in about 0.84 acres mature gardens with countryside views.

No Onward Chain

Purchase Price £525,000

Folio: L/629ts





- Entrance Hall
- 25' Living Room with Dual Bay Windows
- Study
- Kitchen / Diner
- Boot Room & Ground Floor WC



- 4 Bedrooms, 1 Ensuite
- Shower Room
- 2x Store Barns & Lean-to Garage - Total 873sq.ft.
- Mature Grounds of 0.84 acre (stms) with Field Views

Located on the edge of the rural West Norfolk village of **Magdalen** is **Beaconsfield**, a most attractive detached pantiled and double bay fronted 4 bedroom residence. Draped in wisteria and understood to date back to the mid 19th century, this character property offers 1,700sq.ft. of living accommodation with the benefit of various outbuildings providing in excess of 800sq.ft of storage or ideal workshop space. The internal accommodation is well laid out benefitting from a later extension to afford a kitchen and dining area with French doors leading directly onto the garden and a master bedroom to the first floor with ensuite and generous eaves storage. The comfortable living room extends to 25' with two South facing bay windows overlooking the garden and fireplace fitted with log burner. Externally, the property sits on mature grounds of circa 0.84 acres (stms) and with rural views across adjacent fields extending to St Mary Magdalene Church. There is a range of established planting mostly consisting of bushes, shrubs and trees with paved patios areas in front of the main house and a secluded walled patio area to the rear. This location offers a rural lifestyle with countryside walks along the river bank whilst remaining within a 20 minute drive of the amenities offered in King's Lynn. Of particular note is the mainline railway station in the neighbouring village of Watlington providing direct links into King's Lynn along with Ely, Cambridge & London Kings Cross.

Entrance Hall

With UPVC door, tiled floor, pine panelling to 1/3 height, cupboard, pine skirting, pine cabinet housing Grant oil fired boiler, 2 radiators with TRV's, alcove with shelving and stairs to First Floor Landing.

Living Room 25' 10" x 14' 7" (7.87m x 4.44m) (max)

Dual aspect with 2 bay windows overlooking the garden, UPVC door to the garden, fireplace with wood burner, exposed brick surround & hearth, oak lintel, pine skirting and 3 radiators with TRV's.

Study 8' 8" x 7' 6" (2.64m x 2.29m)

With pine skirting and radiator.

Kitchen 12' 11" x 10' 9" (3.94m x 3.28m)

Triple aspect with fitted wall & base units, fitted worktops, point & space for a freestanding electric cooker with extractor above, plumbing & space for a washing machine, 1½ bowl sink with drainer & monobloc tap, plumbing & space for a dishwasher, tiled floor, tiled surrounds, inset

ceiling spotlights, pine skirting and 2 radiators with TRV's. Opening to;

Dining Area 13' 1" x 8' 4" (3.99m x 2.54m)

Dual aspect with UPVC French doors to the garden, tiled floor, pine skirting and radiator with TRV.

Boot Room 7' x 5' 8" (2.13m x 1.73m)

With UPVC door to side, tiled floor, pine skirting and radiator with TRV.

WC

With WC with hidden cistern, vanity hand basin unit with mixer tap & cupboard under, tiled floor, tiled surrounds, pine skirting and radiator with TRV.

Stairs to First Floor Landing

Bedroom 1 13' x 10' 2" (3.96m x 3.1m)

With built in wardrobes with louvre doors, pine skirting, radiator with TRV and loft hatch. Views to the South across fields and to Saint Mary Magdalene Church.

Ensuite 13' x 5' 5" (3.96m x 1.65m)

With low level WC, vanity hand basin with mixer tap & cupboards under, bidet, tiled surrounds, shower cubicle with electric shower, folding glazed doors & laminate wall panelling, extractor, radiator with TRV, point for wall light, skylight window and door to eaves storage.

Bedroom 2 13' 1" x 12' 5" (3.99m x 3.78m)

With pine skirting and 2 radiators with TRV's.

Bedroom 3 12' 5" x 9' 7" (3.78m x 2.92m)

With cast iron feature fireplace, loft hatch, pine skirting and radiator with TRV.

Bedroom 4 13' 2" x 7' 6" (4.01m x 2.29m) (max)

With exposed beam, pine skirting and radiator with TRV.

Shower Room 9' 3" x 7' 6" (2.82m x 2.29m)

With low level WC, pedestal hand basin, shower cubicle with glazed screen & electric shower, tiled surrounds, extractor, airing cupboard housing hot water cylinder, skylight window and radiator with TRV.





The Grounds

Beaconsfield offers mature well stocked gardens with a variety of trees and shrubs, extending to circa 0.84 acres (stms) and is surrounded by open fields affording rural views extending across to Saint Mary Magdalene Church. The main formal garden is positioned at the front of the property which is mostly laid to lawn and benefitting from a bright South facing aspect. There is a patio area laid to slabs and borders containing established shrubs. There is a secluded walled garden area behind the property laid to brickweave, again with mature planting. Extending to the side and rear, the remainder of the garden has a parkland field with various specimens of well established trees. There is a double entrance gated driveway laid to gravel affording parking and access to the **Lean-to Garage 15' 11" x 11' 9"** (4.85m x 3.58m) with double entrance doors and power connected. Of particular note and benefit are the two **Barns - 31' x 11' 8"** (9.45m x 3.56m) and **23' x 14'** (7.01m x 4.27m) respectively, these could make for ideal storage or workshop areas with the provision of power already connected.





Beaconsfield, 30, Lynn Road, Wiggenghall St Mary Magdalen, PE34 3AZ

Total Area Approx: 1758 ft² ... 163.3 m² (excluding store barns & lean-to garage)

Illustration for identification purposes only. All measurements are approximate and not to scale.

EPC to follow

Note: The Vendor advises the property was professionally underpinned in 2007. Further details available from the Agents including copy documentation for Building Control Completion Certificate, and details of works carried out.

Energy Performance Certificate (EPC) The EPC for this property is provided by an Energy Assessor independent of LANDLES. Applicants should view the complete EPC report online at <https://www.epcregister.com/reportSearchAddressByPostcode.html> and searching by postcode.

Services Mains water & electricity are understood to be available. Independent drainage. Oil fired radiator central heating. These services and related appliances have not been tested.

Council Tax Enquiries indicate the property is assessed at Council Tax Band "E" with a current annual charge of £2,962.05, 2026/2027.

Tenure Freehold. Vacant possession upon completion.

Viewing Further details and arrangements for viewing may be obtained from the appointed selling agents, **LANDLES**

Negotiations All negotiations in respect of this property are to be carried out strictly via the Agents, **LANDLES**

Anti-Money Laundering Directive: Prospective purchasers will be required to provide the usual PROOF OF IDENTITY documents at the stage of agreeing a subject to contract sale.

OFFER REFERENCING: Applicants who wish to put forward subject to contract offers agree to the selling agents, LANDLES, making the usual enquiries in respect of chain checking, to provide evidence of a lenders mortgage application in principal note, and to provide proof of funds on request, etc. **Privacy Statement:** The LANDLES Privacy Statement is available to view online or upon request. **SUBJECT TO CONTRACT:** ALL NEGOTIATIONS IN RESPECT OF THIS PROPERTY REMAIN SUBJECT TO CONTRACT AT ALL TIMES. Please read the IMPORTANT NOTES included on these Particulars.

PRS Property Redress Scheme

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