

Myrtle House Farm, Terrington St John, Wisbech, PE14 7SA



Myrtle House Farm

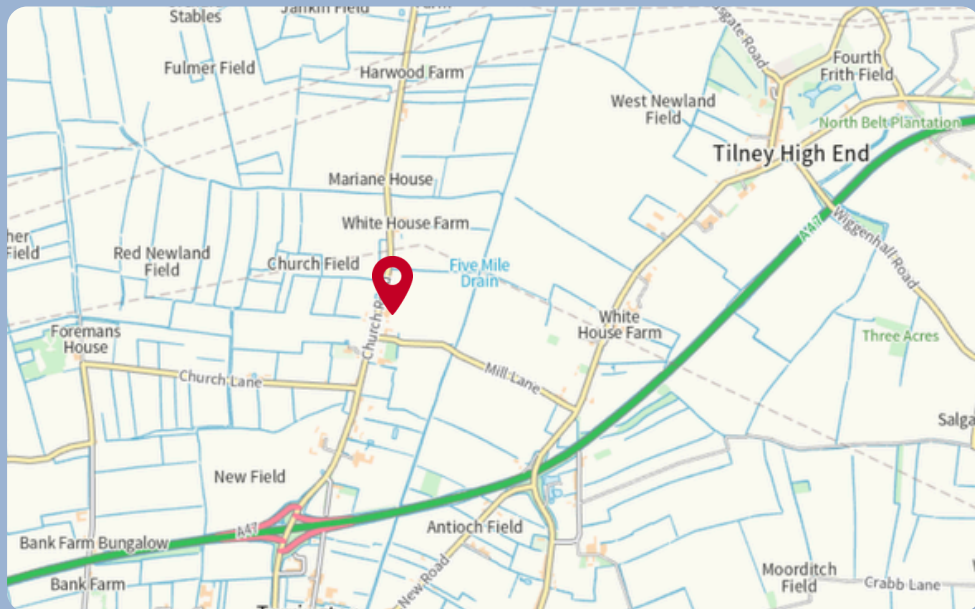
Terrington St John, Wisbech, PE14 7SA

Offers in excess of
£495,000



Location

Myrtle House Farm comprises of a detached 3 bedroom residential property together with a barn of traditional construction and former cold store building, yard area and gardens extending in all to approximately 0.72 Ha (1.77 acres) available as a whole, situated on the edge of the village of Terrington St John in Norfolk.



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Situation

Situated approximately eight miles from the market town of King's Lynn, the property offers a rural lifestyle with convenient access to urban amenities. The village boasts essential services such as the Church of St John, a primary school, a modern doctors surgery, pharmacy, a village shop, fish and chip shop, petrol station and the welcoming atmosphere of both The Barn Restaurant and The Woolpack public house. With excellent bus connections to King's Lynn and Peterborough, residents enjoy easy access to direct rail links to Ely, Cambridge and London King's Cross, from Watlington Station just 6 miles away.

Nearest Postcode
PE14 7SA



What3words:
crust.rationing.checked

Cruso & Wilkin

Directions

From the Hardwick Roundabout at King's Lynn head West onto the A47, continue on the A47 turning left at the Pullover Roundabout, take the exit off the A47 to Terrington St John, turn right into Church Road where Myrtle House Farm can be found on the right after approximately 1 mile.

Description

Myrtle House Farm provides a fantastic development opportunity, providing a residential property together with outbuildings and yard. Outbuildings extending to former cold stores and traditional barns.



Accommodation Details

Ground Floor:

Front door leading to:

Entrance Lobby: 1.88m x 1.37m

Sash windows to both sides with a ceramic tiled floor.

Entrance Hall

Under stairs study area, radiator, telephone socket and stairs to first floor.

Sitting Room: 4.23m x 3.82m

Inglenook housing wood burner, electric wall lights, TV point, radiator, double glazed sash windows to front and wood laminate flooring.

Dining Room: 4.49m x 4.36m

LPG Gas Fire set on brick hearth, radiator, double glazed sash window to front and side with a sliding door to the kitchen.

Kitchen: 5.08m x 4.54m + 1.83m x 1.47m

Fitted with a range of wall and base level kitchen units with worktop, double stainless sink drainer, plumbing for dish washer, LPG gas hob and AGA, window to side and rear, ceiling beams, ceiling spot lights, loft access.

Rear Porch: 1.79m x 1.19m

Window to rear, door to garden.

Utility Room: 2.25m x 2.11m

Plumbing for washing machine, window to rear.

Cloakroom: 1.63m x 1.62m

Fitted with a W.C, wash hand basin window to the side.

First Floor:

Bedroom One: 4.58m x 4.28m

Feature fireplace, cupboard housing water tank, radiator and double glazed window to the front.

Bedroom Two: 4.51m x 3.02m

Two mirror fronted double wardrobes, radiator and double glazed sash window to front.

Bedroom Three: 3.66m x 2.06m + 2.51m x 1.35m

Radiator, access to loft, double glazed sash window to front with steps down to the study.

Study: 2.30m x 2.24m

Fitted with telephone sockets and window to the side.

Bathroom: 2.24m x 1.79m

Fitted with a suite comprising of a side panel bath with wall mounted shower over, wash hand basin, radiator, electric towel rail, window to rear, part tiled walls. Separate W.C, adjoining bathroom with window to rear





Outside:

The front of the property is laid to lawn with mature trees and shrubs. The rear garden is laid to lawn with a well established vegetable patch to the side. The gardens lead to a driveway giving parking for numerous vehicles.

Traditional Barn: 136 sqm

A traditional brick building with original features, openings and timber structure to the roof. Substantial eaves height and adjoins the garage building also of traditional construction. Offering a unique conversion or development opportunity subject to planning consent.

Former Cold Store: 668 sqm

Former fruit/apple cold store with four individual cold stores together with loading area to the side and workshop to the north. A lean to building also adjoins to the north.

Single Storey Building: 87 sqm

Breeze block construction under fibre cement roof.





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Access

The land is accessed directly from the public highway being Church Road. The access is in front of the cold store building and runs up to the farmhouse and yard area. The land adjoining and to the north was sold circa 10 years ago and a vehicular and pedestrian right of access for all purposes has also been retained over the secondary access to the north of the cold store building.

Development and Overage

The property is sold subject to an overage/development deed reserving 30% of any uplift in value following the grant of any planning consent for a term of 25 years following the date of completion. Any additional payments to fall due upon any sale or the implementation of planning whichever shall be the earliest.

Measurements

All measurements and areas are approximate. While we endeavour to make our sale 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.

Wayleaves, Easements and Rights Of Way

The property is offered, subject to and with the benefit of all existing rights of way whether public or private light support drainage or water electricity supplies and other rights and obligations easements quasi-easements and restrictive covenants and all existing and proposed wayleaves, poles, masts, pylons, stays, cables, drains, water, gas and other pipes whether referred to herein or not.



Buyer Identity Check

Please note that prior to acceptance of any offer Cruso & Wilkin are required to verify the identity of the buyer to comply with legal requirements.

Services

The property benefits from mains electricity supply together with a 45 KVA three phase supply to the former cold store building. The property is connected to mains water and there is a septic tank for sewage.



Boundaries, Plans, Areas, Schedules and Disputes

The Purchaser 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 Vendors Agent whose decision acting as Experts shall be final.

Viewing and Health & Safety

Viewing is strictly by prior appointment only with the Vendors Agent, Cruso & Wilkin. For your own personal safety, we would ask you to be as vigilant as possible when making an inspection.

Tenure

The property will be sold with vacant possession being provided upon completion.

Town & Country Planning

The property is offered subject to any existing Development Plan, Tree Preservation Order, Ancient Monument, Town Planning Schedule, or Resolution which may be or may come into force. The Purchaser will be deemed to have full knowledge and have satisfied themselves as to the provisions of any such matters affecting the property.

Value Added Tax

Any guide price quoted or discussed is exclusive of VAT; in the event that the sale of the property or any part of it, or any right attached to it, become chargeable to Value Added Tax, then the tax at the prevailing rate will be payable by the Purchaser in addition to the contract price.

Exchange of Contracts and Completion

A 10% deposit will be payable upon exchange of contracts.

Local Authority

Borough Council of King's Lynn & West Norfolk
King's Court
Chapel Street
King's Lynn
PE30 1EX

Telephone: 01553 616200

Norfolk County Council
County Hall
Martineau Lane
Norwich
Norfolk
NR1 2DH

Tel: 0344 800 8020



Money Laundering Regulations

Under the provisions of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, Purchasers are required to identify themselves and provide (a) photographic ID and (b) proof of address, together with proof of funds on acceptance of an offer.

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.

Basis of Sale

The property is freehold and will be offered for sale with the benefit of vacant possession upon completion.



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Cruso & Wilkin