Home Farm, Back Street, Harpley, King's Lynn, PE31 6TU



Cruso & Wilkin

Home Farm

Harpley, King's Lynn, Norfolk

To Let £2,500 pcm

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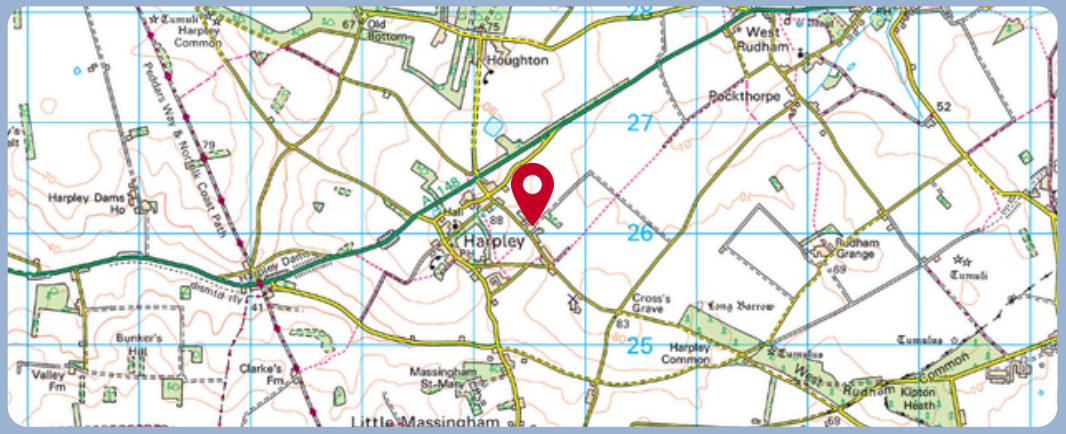
Available from December

A great opportunity to rent a farmhouse, extensive gardens, summer house and garden shed.

Location

The property is located in central Norfolk just north of the village of Great Massingham, situated between West Rudham and Hillington, approximately 10 miles west from the market town of Fakenham.





Situation and Direction

The village is well served by the A148, providing excellent transport links to Fakenham and King's Lynn. Great Massingham benefits from a range of amenities including a village hall, public house, village green, church and primary school.

This is a great opportunity to live in a beautiful rural setting, providing peace and privacy with the benefit of local facilities being within a five minute drive.

Main train line links are available from King's Lynn to Cambridge and London.

From Hillington, continue on the A148 for approximately 6 miles, turn right onto Back Street, Harpley. At the cross roads, continue across the road where the property can be found on the left.

Nearest Postcode
PE31 6TU

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interview.hired.reveal

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Description

Home Farm is a detached five-bedroom home and is well positioned on the outskirts of the local village Harpley, accompanied with generous gardens.

The ground floor features an entrance hall from which you can access the dining room and sitting room both of which feature wood burners.
There is also a rear lobby, boot room, cloakroom and a study on this floor. The kitchen, which includes a Bosch dishwasher and double AGA fridge, is also accessed via the entrance hall and has a door to the rear lobby along with double doors leading to the garden patio.

The first floor has an open landing space with stairs leading to the second floor. The principal double bedroom is light and spacious with rear facing views as well as feature ceiling beams, dressing room and en-suite. There are two further bedrooms on this floor, both benefiting from en-suites.

The second floor landing has access to two further bedrooms and a family bathroom.

To the front of the property is a gravelled driveway with space for parking, being bordered by a wall and shrubs. The property also has the benefit of a a garden shed and a summer house to the rear. The rear garden is mainly laid to lawn including a wild flower meadow, with some fencing borders. The garden also benefits from a paved patio area.





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Accommodation Details

Ground Floor

Entrance Hall: Original quarry tiled flooring, wall lights and stairs to the first floor.

Dining Room 4.50m x 4.13m: Window to the front, wood burner with brick and wood surround, radiator, ceiling spot lights and original wood flooring.

Living Room 4.57m x 4.13m: Window to the front, wood burner inglenook with cupboard to both sides, cupboard housing heating pipes and radiator.

Kitchen/Breakfast Room 8.36m x 4.38m: Fitted with a range of wall and base level kitchen units with worktop over. Butler sink with mixer tap, electric AGA with an AGA companion, integral Bosch dishwasher, double AGA fridge, laminate flooring, a door to the rear lobby, a window to the rear along with double doors leading to the back garden patio.

Rear Lobby 4.48m x 2.82m: Laminate flooring, fitted coat hooks, ceiling beams, spotlight and door to the rear lobby.

Boot Room 4.48m x 4.09m: Dual aspect windows with a stainless steel sink unit and plumbing for washing machine.





Study 3.89m x 2.98m: Windows to the side and front aspect with a radiator.

Cloakroom: Fitted with a W.C, wash-hand basin, cupboard housing central heating boiler and window to the side.

First Floor Accommodation

First Floor Landing: Wood flooring, wall lights and a radiator with stairs to the second floor.

Bedroom One 7.18m x 4.27m: Window to the rear, feature ceiling beams, a radiator and door to the dressing room as well as en-suite.

Dressing Room 2.83m x 2.02m: Ceiling beams with a radiator and Velux window.

En-Suite: Fitted with a fully enclosed double shower cubicle, wash-hand basin with vanity unit, W.C, towel rail, Velux window and part tiled walls.

Bedroom Two 4.69m x 4.41m: Window to the front and side aspect, wood flooring with a feature fireplace and built in cupboard.

En-Suite Two 2.80m x 2.55m: Fitted with a suite, comprising of a side panel bath with mixer tap shower over, W.C, wash-hand basin, towel rail, window to the rear and laminate flooring.

Bedroom Three 2.80m x 2.55m: Wood Flooring, window to the front and side aspect as well as a T.V point and radiator.

En-Suite Three 2.82m x 2.07m: Fitted with a fully enclosed double shower cubicle, wash-hand basin within vanity unit, W.C, towel rail and Velux window to the rear.

Second Floor Accommodation

Second Floor Landing:

Bathroom 2.80m x 2.55m: Fitted with a suite comprising of side panel bath, wash-hand basin, fully enclosed shower cubicle, W.C, towel rail with part tiles walls and Velux window.

Bedroom Four 4.38m x 3.09m: Window to the front, feature fireplace with a built in storage cupboard and radiator.

Bedroom Five 4.94m x 4.40m: Window to the front, feature fireplace with a built in storage cupboard and radiator. Access to eaves storage.

Outside:

To the front of the property is a gravel drive giving ample parking, and providing access to the property. The front of the property is bordered with a wall and garden shrubs.

The side garden has a wild flower meadow, numerous shrubs and feature areas as well as a paved patio with a garden shed and summer house at the back of the property, which is ideal for entertaining.







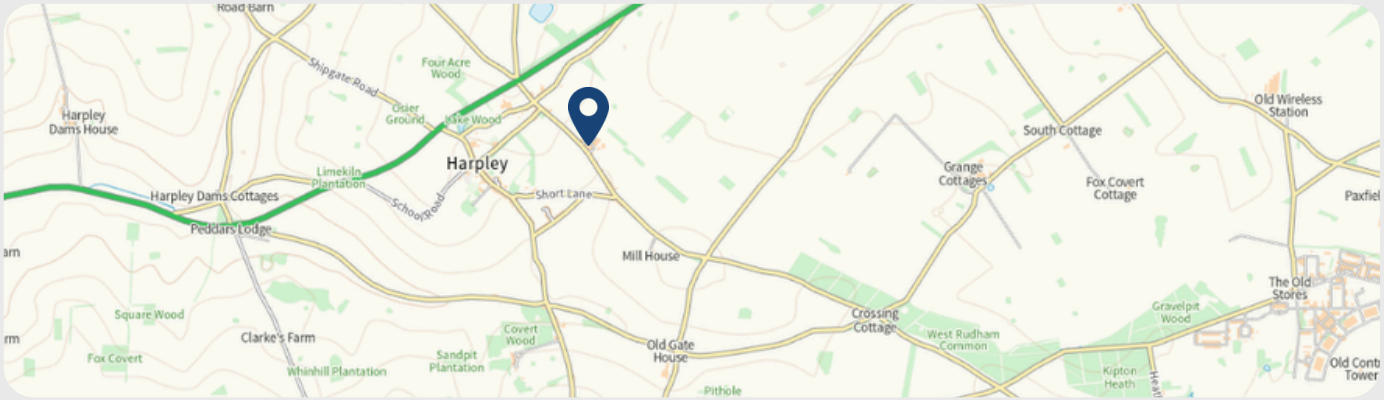














Boundaries, Plans, Areas, Schedules and Disputes

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 (single phase), oil fired central heating, borehole (shared with neighbour) and a Klargester sewage treatment plant.

Photographs

Photographs taken Summer 2025.

Measurements

All measurements and areas are approximate. While we endeavour 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 £2,884 will be payable prior to the commencement of the tenancy. The deposit is held by the Agents 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

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

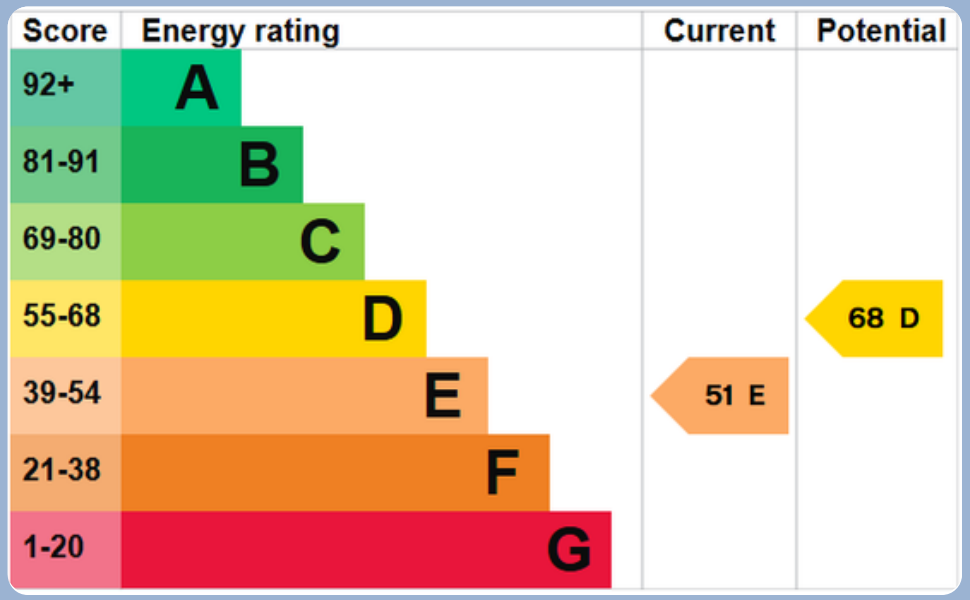
Phone: 01553 616200

Council Tax

The Council Tax Band for this property is G

Energy Performance Certificate

Home Farm has an EPC rating of a E



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.

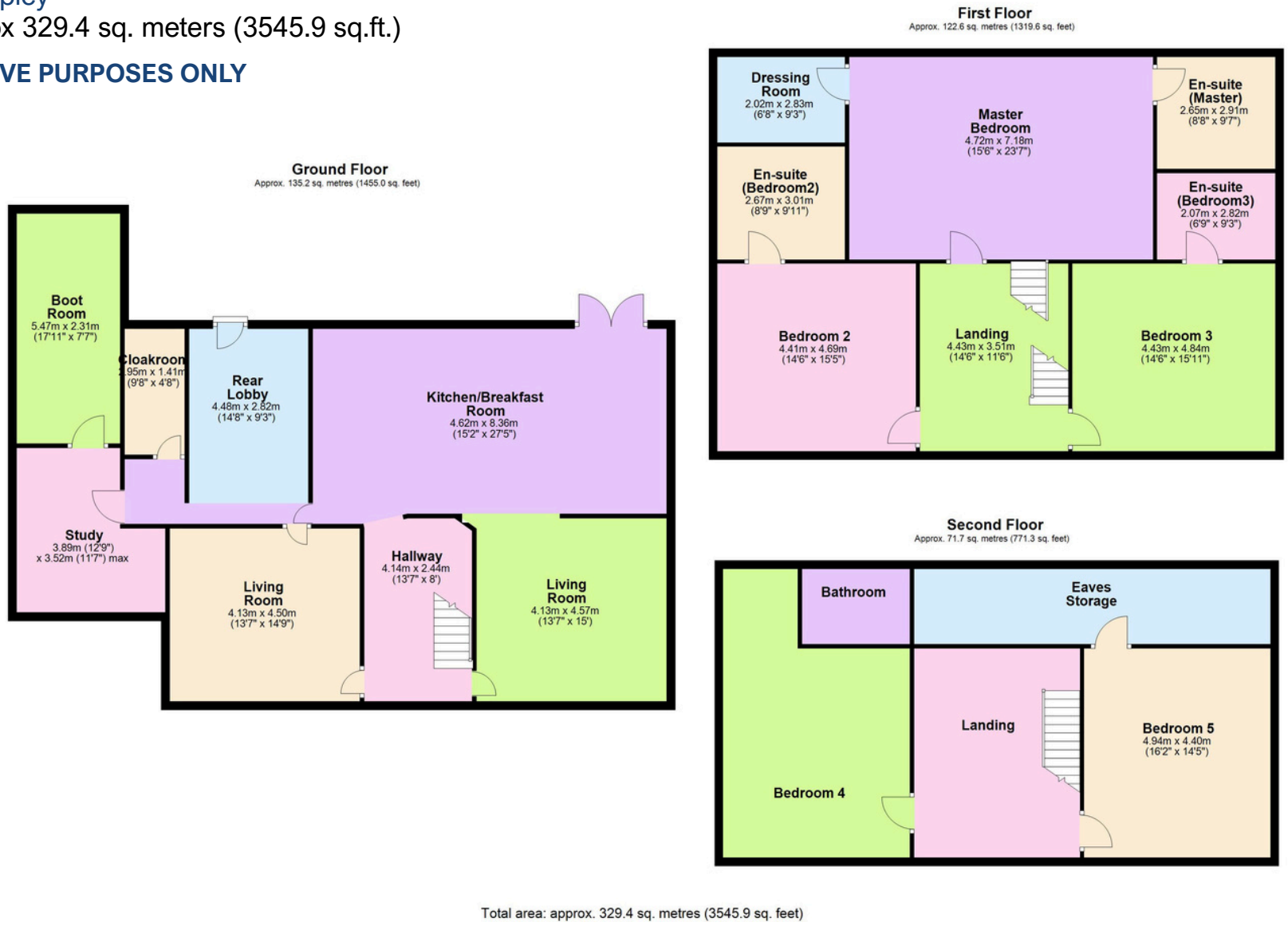


Plans

Home Farm, Harpley

Total area: approx 329.4 sq. meters (3545.9 sq.ft.)

FOR ILLUSTRATIVE PURPOSES ONLY



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Cruso & Wilkin





Charlotte Tyndall



Emma Godwin

Property Managers
01553 691691

Sole Agents:
Cruso & Wilkin, The Estate Office, Church Farm, Station Road, Hillington, King's Lynn, Norfolk PE31 6DH

Tel: 01553 691691

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