

LANDLES



New Ketlam House | Low Road | Pentney



The Detached 4/5 bedroom family residence with annex set on a rural lane backing onto open countryside in Norfolk village. Occupying a generous plot of circa 1.5 acres (stms), well set back offering privacy and a favourable South facing rear aspect. Well constructed brick & tiled Double Garage/Workshop.

No Onward Chain

Guide Price £625,000

Folio: L/625ts









- Entrance Hall
- Living Room / Diner
- Kitchen & Utility/Boot Room
- Study
- Ground Floor Bedroom with Ensuite



- 4 Bedrooms to First Floor
- Family Bathroom
- Brick & Tiled Double Garage & Timber Workshop
- Generous, Mature Plot of C. 1.5 Acre (stms)
- No Onward Chain

Presented to the market for the first time in over 20 years, **New Ketlam House** is a detached family residence located on a country lane and backing onto fields with rural views in the village of Pentney. Occupying a mature plot which extends to C. 1.5 acres (stms), the property benefits from wrap around gardens which are predominantly laid to lawn and include a variety of mature bushes, shrubs and a selection of specimen fruit trees including apple, plum and walnut. The house itself is well set into the plot with access from Low Road being via a driveway flanked with trees leading to a gravel area affording ample parking and vehicular access to the well-constructed, brick & tiled Double Garage/Workshop. Some 28' in length, there is power connected, two up & over garage doors and open eaves with potential to create further storage if required. Internally, the property provides over 2,000 sq.ft of flexible accommodation including a 20' Living Room/Diner, Study and Breakfast Kitchen with Utility alongside 4 well proportioned Double Bedrooms to the first floor. As an addition, a 5th Ground Floor Bedroom with Ensuite Shower Room has been added along with a triple aspect Garden Room taking full advantage of the South facing rear aspect. **Pentney** is a semi-rural West Norfolk village conveniently located off the A47 between King's Lynn and Swaffham. This location offers residents rural living and easy access to the surrounding Norfolk countryside whilst still being within a short drive of amenities supplied in the nearby market towns of King's Lynn and Swaffham including supermarkets, restaurants and independent retailers. The nearest primary school is a short 5 minute drive away in the neighbouring village of Narborough.

Entrance Hall With hardwood entrance door with glazed panels to side, wood flooring, radiator with thermostatic valve, understairs cupboard and stairs to First Floor Landing.

Living Room / Diner 22' 3" x 20' 11" (6.78m x 6.38m) (max) Dual aspect with wood flooring, fireplace with brick surround, quarry tiled hearth & multi-fuel burner, 3x radiators with thermostatic valves, points for wall lights and sliding doors to Garden Room.

Garden Room 12' 9" x 11' 4" (3.89m x 3.45m) Triple aspect with French doors to the garden, tiled floor and radiator with thermostatic valve.

Study 10' 8" x 9' 11" (3.25m x 3.02m) (max) Dual aspect.

Downstairs WC With low level WC, hand basin with cupboards inset underneath, tiled surrounds and radiator with thermostatic valve.

Kitchen 12' 10" x 9' 9" (3.91m x 2.97m) With fitted wall & base units, fitted worktops, 1 ½ bowl stainless steel sink with drainer & monobloc tap, point & space for a freestanding electric cooker with extractor above, tiled surrounds and radiator with thermostatic valve.

Utility 9' x 8' 10" (2.74m x 2.69m) With tiled floor, oil fired boiler and external door to front.

Boot Room 8' 11" x 6' 10" (2.72m x 2.08m) With fitted base units, fitted worktops, stainless steel sink with drainer & monobloc tap, point & space for a washing machine, shower tray with taps above, tiled floor and tiled surrounds. External door to garden.

Downstairs Bedroom 5 15' 8" x 12' 4" (4.78m x 3.76m) Dual aspect with built in wardrobe, radiator with thermostatic valve and points for wall lights.

Ensuite Shower Room With low level WC, vanity unit with hand basin & cupboard beneath, shower cubicle with electric shower & sliding glazed doors, electric towel radiator, tiled walls, tiled floor, inset ceiling spotlights and extractor.

Stairs to First Floor Landing With airing cupboard housing hot water cylinder, programmer & shelving, radiator with thermostatic valve and loft hatch.

Bedroom 1 20' 11" x 11' 11" (6.38m x 3.63m) Dual aspect with built in wardrobe, vanity unit with hand basin and 2x radiators with thermostatic valves.

Bedroom 2 13' 11" x 9' 10" (4.24m x 3m) Dual aspect with built in wardrobe and radiator with thermostatic valve.

Bedroom 3 10' 9" x 9' 9" (3.28m x 2.97m) Dual aspect with vanity hand basin and built in wardrobe.

Bedroom 4 9' 11" x 9' 10" (3.02m x 3m) With radiator with thermostatic valve.

Bathroom 9' 10" x 5' 5" (3m x 1.65m) With vanity bathroom unit, low level WC with hidden cistern, hand basin with mixer tap set into unit with cupboards beneath, wall units, panelled bath with mixer taps, tiled floor, tiled walls and towel radiator.

The Grounds New Ketlam House is set on a mature plot of c. 1.5 Acre (stms) with reaching views over the countryside to the rear. Set well back on the plot, the property is approached via a long driveway flanked with established trees leading to a well proportioned gravel driveway area, just in front of the house itself. From here, access is afforded to the well constructed, brick & tiled **Double Garage 28' 3" x 18' 3"** (8.61m x 5.56m) ideal for secure vehicular parking or as a workshop with power connected. The gardens, which are delightfully private and South facing to the rear, wrap around the house and contain various established trees, bushes and shrubs, including specimen apple, plum and walnut trees. Within the grounds there is also a timber workshop and a couple of store sheds.



New Ketlam House, Low Road, Pentney, King's Lynn, Norfolk PE32 1JF

Total Area Approx: 2109 ft² ... 195.9 m² (excluding Double Garage)

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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 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 £2,992.59, 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

IMPORTANT NOTES | LANDLES for themselves and for the Vendors or Lessors of this property whose Agents they are give notice that (i) the particulars are produced in good faith and are set out as a general guide only do not constitute any part of a contract and LANDLES accepts no responsibility for any error omission or mis-statement in these particulars (ii) no person in the employment of LANDLES has any authority to make or give any representation or warranty **whatever** in relation to this property (iii) any plans produced on these particulars are for illustrative purposes only and are not to scale, any area or other measurements stated are subject to measured survey (iv) unless specifically referred to in these particulars any chattels, garden furniture or statuary, equipment, trade machinery or stock, fittings etc is excluded from the sale or letting whether appearing in images or not (v) Applicants should make their own independent enquiries into current USE or past use of the property, any necessary permissions for use and occupation and any potential uses that may be required (vi) all prices and rents are quoted subject to contract and NET of VAT unless otherwise stated (vii) the Agents take no responsibility for any costs applicants may incur in viewing the property, making enquiries or submitting offers (viii) any EPC indicated in these particulars is produced independently of LANDLES and no warranty is given or implied as to its accuracy or completeness.

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