



**Holmere Farm Cottages, Goose Green, Ashill, IP25 7AS**

**welcome to**

**Holmere Farm Cottages, Goose Green, Ashill**

>>NO ONWARD CHAIN!! A charming 3 bedroom cottage, located within the thriving and popular village of Ashill, overlooking the village green. Boasting spacious reception rooms, many character features, en suite facilities along with the family bathroom, low maintenance garden, off-road parking & more!



**Accommodation:**

Part glazed external entrance door opening to:

**Entrance Porch**

UPVC double glazed window to the side aspect, internal door opening to:

**Lounge**

Exposed brick fireplace with tiled hearth, and inset wood burning stove, radiator, stone flooring, television and telephone points, UPVC double glazed window to the front aspect.

**Kitchen / Breakfast Room**

A range of wall and floor mounted fitted kitchen units with work surfaces over, inset Butler style sink unit with mixer tap, tiled splash backs and surrounds, Rangemaster style oven with cooker hood over, integrated dishwasher, space for a fridge/freezer, television point, vertical radiator, stairs rising to the first for landing, space for a dining table, double glazed doors to the garden

**Ground Floor Cloakroom W.C**

Suite comprising low level w.c, hand wash basin, tiled flooring, storage cupboards, wall mounted bathroom cabinet, towel rail.

**First Floor Landing**

Carpet flooring, radiator, doors opening to all bedrooms and the bathroom

**Bedroom 1**

Radiator, carpet flooring, telephone point, UPVC double glazed window overlooking the front aspect.

**En Suite Shower Room**

Suite comprising low level w.c and vanity hand wash basin with storage under, tiled splash backs, wall mounted mirrored bathroom cabinet, glazed shower cubicle with mains connected shower, extractor fan.

**Bedroom 2**

Carpet flooring, UPVC double glazed window overlooking the rear aspect.

**Bedroom 3**

Radiator, carpet flooring, UPVC double glazed window overlooking the rear aspect.

**Bathroom**

Suite comprising low level w.c, hand wash basin, panelled bath with central mixer tap and hand-held shower attachment, tiled flooring, UPVC double glazed window to the rear aspect.

**Outside**

The front of this beautiful property has a gravelled driveway providing off-road parking and access to the front entrance door. A small selection of plants complete the frontage which offers stunning viewings of the village pond and green.

Gated access is available which openings to the fully enclosed rear garden. Hard landscaped throughout, and at the end of the garden is a large hard-standing, which has power and water connections, with easy access to the sewage system, and would be ideal to erect a home office/craft workshop or sleepover cabin

**Location**

Ashill is a popular village located just under 4 miles from the bustling town of Watton and 6 miles from the historic market town of Swaffham. There is a public house/restaurant, a parish church that dates from the 14th century and a store providing general groceries and convenience items, opening from early morning to late in the evening. The village centres on the green and a lovely duck pond. The community centre complex provides Ashill with a main event hall and a large grassed playing field for sporting activities. The village also has a mobile library, fish and chip shop and Post Office.

**Council Tax Band**

This property is Council Tax band B.

Please note that once a sale takes place, the Council Tax banding will be reviewed and may be subject to

change.

**Agents Note**

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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## **Holmere Farm Cottages, Goose Green, Ashill**

- NO ONWARD CHAIN
- Stunning 3 bedroom cottage
- Presented in excellent condition throughout
- Generous kitchen/breakfast room
- Front facing lounge with inset wood burning stove

Tenure: Freehold EPC Rating: D

Council Tax Band: B

### **directions to this property:**

Leave Swaffham via North Pickenham Road towards the village of North Pickenham and continue through Station Road in Holme Hale. At the old railway bridge, turn right onto Hale Road and proceed along into the village of Ashill, passing the convenience store. Take the second left hand turn onto The Green where the property will be found on the right hand side.

offers in excess of

**£270,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SFM111114 - 0012

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