MOLYNEUX
ESTATE AGENTS



Methwold Road

Northwold IP26 5LN

Guide price £600,000

3 1 1 D





Methwold Road

Northwold

Guide price £600,000







Description

Situated in the charming village of Northwold, this impressive and versatile 6.6-acre (STS) property offers unique lifestyle and/or commercial opportunities for equestrian enthusiasts, developers, landlords, small businesses - in short anyone who can make use of the space and facilities. Key features include:

· a spacious bungalow with 3 double bedrooms;

· 6 acres (approx.) of paddocks;

· a large barn with 4 large, airy, internal stables;

· additional storage barn;

· a fenced compound;

· large area of hard-standing with room for several horse boxes, trailers etc.

· permission in principle for the development of 2-5 dwellings.

Spanning an impressive 1571 square feet the bungalow features three generously sized double bedrooms, two with built-in storage, providing ample space for family living or guests. The family bathroom is well-appointed with both a bath and separate shower. The spacious lounge invites relaxation and social gatherings, while the kitchen offers generous cupboard storage as well as a walk-in pantry. A large, tiled utility room enhances the practicality of the home with ample space for washing machine, dryer, freezer etc. as well as the occasional muddy pet.

The 6-acres (approx.) of paddock has been used for equestrian purposes over the past 20-plus years, including a time as a riding school. The well-drained land and large barns could be used for a variety of other purposes, subject to the necessary permissions.

One of the standout features of this property is the recent granting of permission in principle for the residential development of 2 to 5 dwellings. Please contact us for more details or see: https://online.west-norfolk.gov.uk/online-applications/applicationDetails.do?keyVal=T3VDT9IV00I00&activeTab=summary. Further development opportunities remain to be explored.

Situated in a sought-after location in Norfolk, this property is offered with no onward chain. Whether you are looking to enjoy the rural lifestyle in a comfortable family home with land, or to explore development and business possibilities, this property is sure to impress.

Measurements

Entrance Hall

Lounge - 27' x 14' 10"

Kitchen - 13' 10" x 10' 10"

Conservatory/ Utility - 19' 6" x 5' 10"

Bedroom - 14' 2" plus wardrobe x 13' 4"

Bedroom - 13' 2" plus wardrobe x 10' 11"

Bedroom - 13' 3" x 10' 10"

Bathroom - 9' 9" x 5' 9" plus depth of shower

Council Tax band - D

We are supervised by HMRC and, as such, have an obligation under anti-money laundering regulations to conduct anti-money laundering checks on all potential buyers and sellers. We have partnered with Coadjute who will securely manage these checks on our behalf.

Once an offer is accepted (subject to contract) Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £27+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service.

These anti-money laundering checks must be completed before we can send a Memorandum of Sale to solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

Molyneux Estate Agents has not tested any fixtures and fittings, services or appliances in this property and cannot guarantee that they are in working order.

Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon.

Items shown in photographs are not included unless they are detailed within the sales particulars. They may be available by separate negotiation. Please contact the agent with regards to this.

The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.





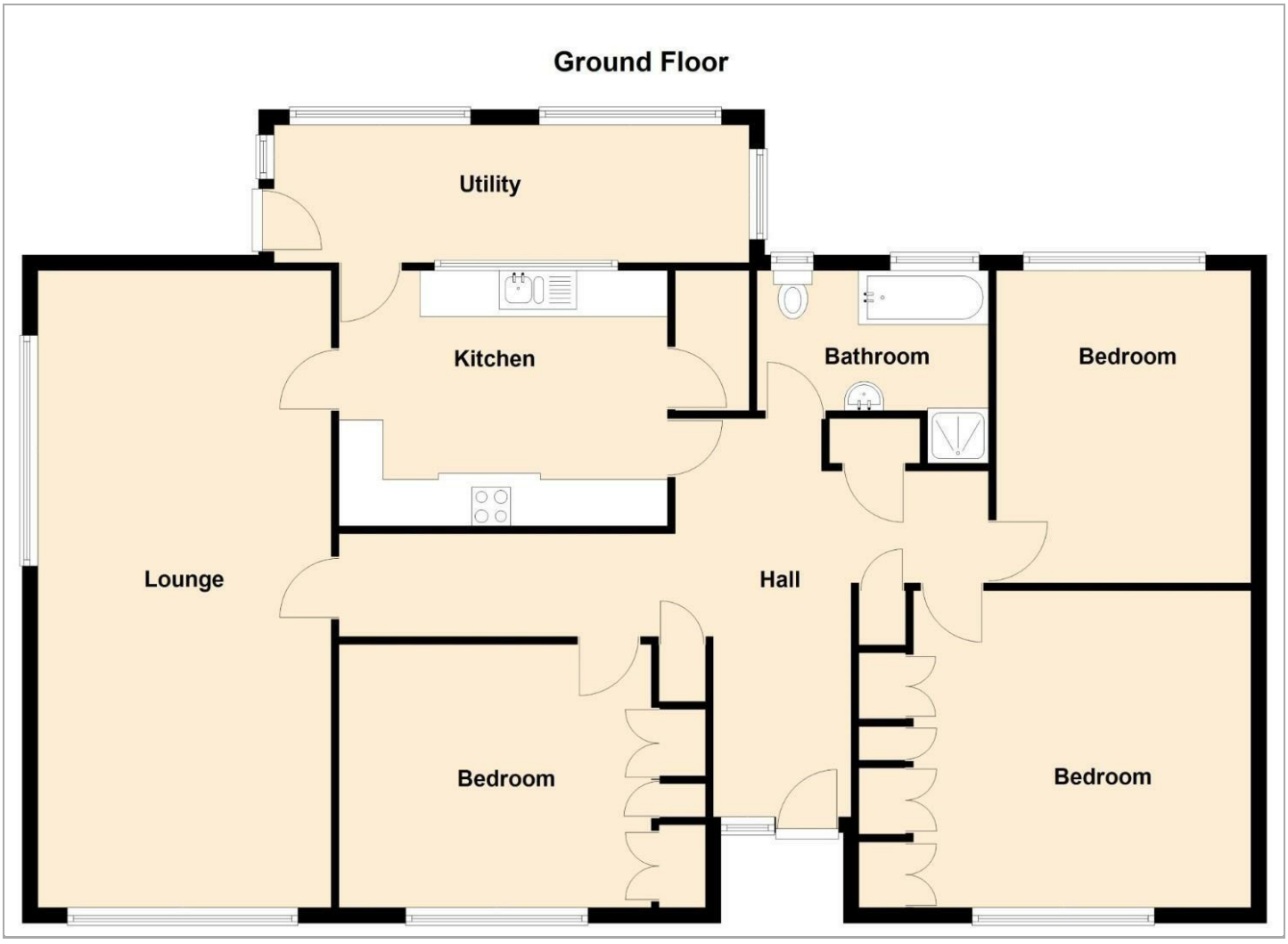






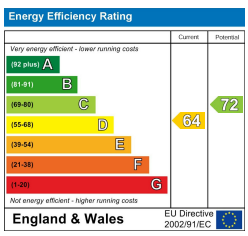


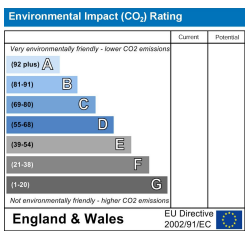




Viewing

Please contact our Brandon Office on 01842 818282 if you wish to arrange a viewing appointment for this property or require further information.





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

49A HIGH STREET, BRANDON, SUFFOLK, IP27 0AQ
TEL: 01842 818282 **EMAIL:** INFO@MOLYNEUXESTATEAGENTS.CO.UK **WWW.MOLYNEUXESTATEAGENTS.CO.UK**