

Gorbould Farm, High Road, Saddlebow, Kings Lynn, PE34 3AR



Cruso & Wilkin

Gorbould Farm, Saddlebow

To Let £1,850pcm



This delightful detached property offers four-bedrooms open-plan living/dining, a downstairs w/c offering field views. Situated in spacious grounds, the property also benefits from ample off-road parking and an expansive garden.

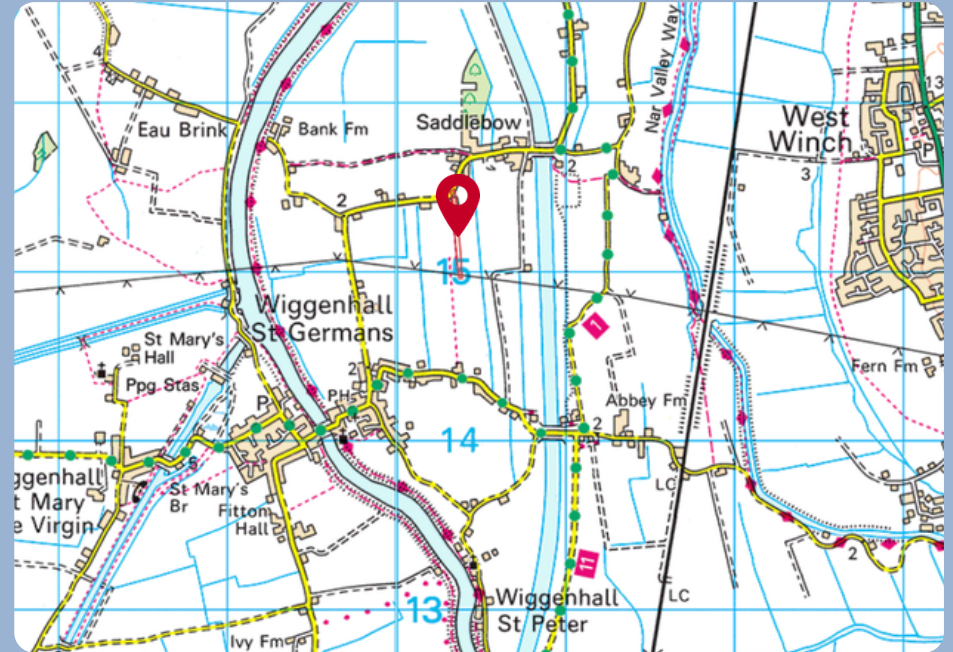
The property is set in a rural location and is offered unfurnished.

The property can be rented with a further 2 acres of potential paddock land; the agent can supply further information.



2 Gorbould Farm, High Road, Saddlebow, Kings Lynn,
PE34 3AR

Location



Situation and Directions

From King's Lynn, take the A148 bypass and then take the slip road to Saddlebow. Take the first exit at the first roundabout, and the second exit at the following roundabout. Continue on the High Road for approximately 3.5 miles where the property can be found on the left-hand side, immediately after the end of the village. The property is set back from a bend.



Nearest Postcode
PE34 3AR



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Description

Ground Floor

The Accommodation:

Entrance Hallway:

Stairs to first floor, tiled flooring, double storage cupboard, rear facing window, radiator and a door to the side.

Cloakroom: 2.38m x 1.45m

Fitted with wash-hand basin set in a vanity unit, W.C., radiator, tiled flooring, with a rear facing window.

Lounge: 7.55m x 4.16m (max) 3.53m (min)

Front and side facing window, T.V. point, telephone point, two radiators, and a door to the hallway.

Kitchen: 7.11m x 2.93m

The Kitchen is open-plan, connecting to the Dining room. Fitted with a range of wall and base units, with wooden worktops and inset butler sink, integral dishwasher, Range cooker with extractor hood, ceramic tiled flooring, side-facing window, and patio doors leading to the garden. This room opens to:

Dining Room: 4.07m x 3.65m

Fitted with a wood burner, telephone point, front facing window and door to the hallway.

Utility Room: 3.02m x 3.01m

Fitted with a range of base units, with wooden worktops and inset butler sink, together with plumbing for a washing machine, a rear facing window, cupboards housing a water tank and shelving, and the oil central heating boiler.

First Floor

Rear facing window and a radiator.

Bedroom One: 4.19m x 3.87m

Front facing window with far reaching views, a radiator, T.V. point and a door to:

Ensuite:

Fitted with a fully enclosed shower cubicle, wash-hand basin, W.C., towel radiator, front facing window and part tiled walls.

Bedroom Two: 4.19m x 3.54m

Front facing window with far reaching views, T.V. point, and radiator.

Bedroom Three: 3.79m x 3.71m

Rear facing window with far reaching views, T.V. point, and radiator.

Bedroom Four: 3.72m x 1.84m

Rear facing window with far reaching views, T.V. point, and radiator.

Bathroom: 3.64m x 1.70m

Fitted suite comprising side panel bath, wash-hand basin, fully enclosed shower cubicle, W.C., towel radiator, extractor fan, part tiled walls and a side facing window.

Outside:

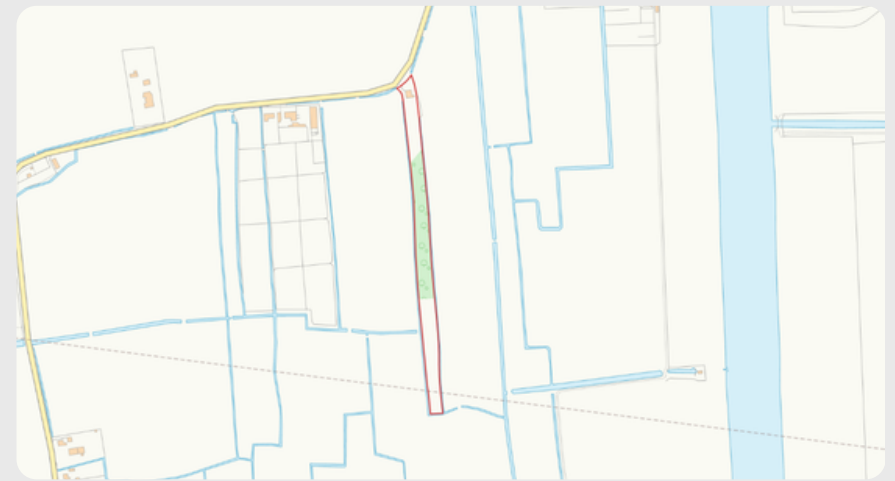
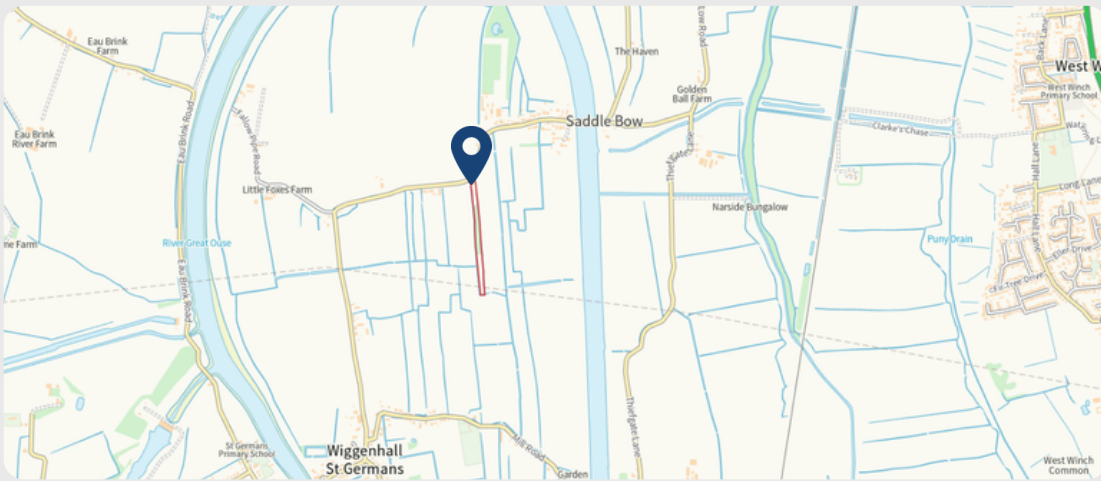
To the front of the property is a private drive leading to ample parking, and providing access to the property. The front of the property is bordered with mature trees and shrubbery.

The garden is approximately one acre. The oil tank is located in rear garden.









Boundaries, Plans, Areas, Schedules and Disputes

The tenant 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, mains water and oil central heating.

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 **£2,134.00** will be payable prior to the commencement of the tenancy. The deposit is held by the Landlord 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 dilapidations payable.

Local authority

Borough Council for Kings Lynn & West Norfolk
Kings Court
Chapel Street
Kings Lynn
PE30 1EX

Council Tax

The Council Tax Band for this property is D

Energy Performance Certificate

Gorbould Farm has an EPC Rating of E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

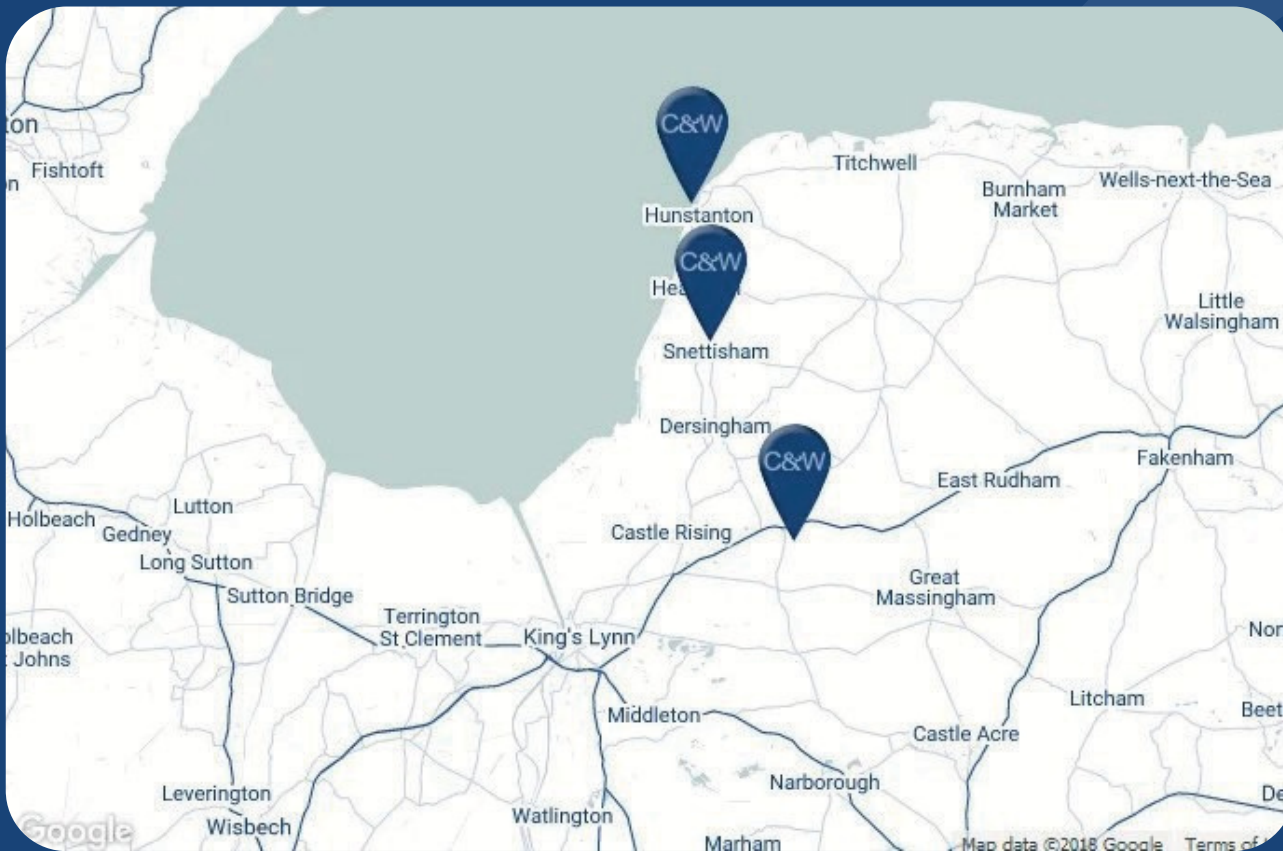
Money Laundering Regulations

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.



Charlotte Tyndall

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Sole Agents:

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