

SOWERBYS

Norfolk Property Specialists



36 Moat Road

Terrington St. Clement, King's Lynn, PE34 4PN

Asking Price Of £450,000 No Chain



Viewing by appointment with our

King's Lynn Office 01553 766741 or kingslynn@sowerbys.com



36 MOAT ROAD

Sowerbys are delighted to bring to market not one, but two buildings - a beautifully refurbished and extended three bedroom farm house and a barn with great potential to be converted, subject to the necessary planning permissions and consents. The properties occupy 0.8 of an acre (stms). Our vendors purchased this property back in 2007 and have since carried out a lot of work but now plan to downsize and are offering the property for sale chain free. The barn could become a stunning home, should someone be in the market for a project.

THE FARM HOUSE

Through the front door, the hall gives access to two reception rooms and stairs leading to the upper level. To your left is the sitting room and with space to add a log-burner, this room feels like the ideal space to retreat to and enjoy a cosy evening. To the opposite side of the hall is the formal dining room with french doors to the kitchen/breakfast room and the stunning garden room. This room is ideally located right at the rear and is the perfect space to dine and entertain family and friends. The kitchen/breakfast room is of great proportions. The kitchen is a chef's dream, with a range of base and wall units, solid wood worktops, all the appliances at your fingertips and a breakfast bar - the perfect space to let your creativity take over and cook up a storm.

The heart of this home has to be the added garden room. With triple aspect windows, skylights, a dual aspect log-burner and huge glass sliding doors, this is a space that beautifully merges the inside with the outside seamlessly, providing some stunning views over the garden. Upstairs you will find three bedrooms which are all double in size, the family bathroom and a further storage room. Apart from the room being of a great size, the views you get to enjoy from this elevated level are simply breath-taking.

THE BARN

On separate title deeds, the barn comes with huge potential. Should you be looking to convert the barn, subject to the usual planning permissions and consents, it could become a stunning home with over 900 sq. ft. of ground space. If you are looking for a property that can cater for the multi-generational way of living - this should tick many boxes.

THE OUTSIDE SPACE

A long tarmac drive leads to the property and keeps it very private off the main road. The farm house is centrally located within its plot and offers great views all around. Mostly laid to lawn, there is a decked area for those who love to dine alfresco and there is also a gravel driveway providing ample off street parking spaces. Mature trees and green hedges surround this property, making it feel very private whilst not lacking on size or views.



KEY FEATURES

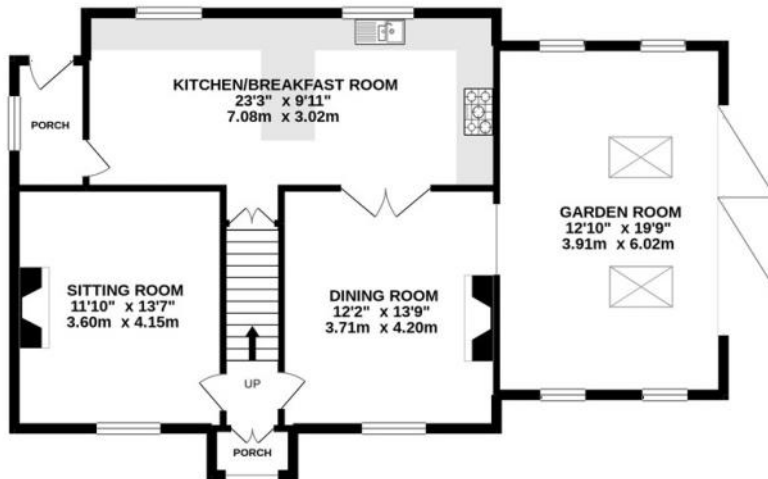
- Beautifully Refurbished and Extended Farm House
- Accompanying Unconverted Barn with Huge Potential
- 0.8 of an Acre (stms)
- Three Double Bedrooms
- Sitting Room and Formal Dining Room
- Kitchen/Breakfast Room
- Stunning Garden Room with Dual Aspect Log Burner
- Private Gardens with Decked Area
- Ample Off Street Parking
- No Chain



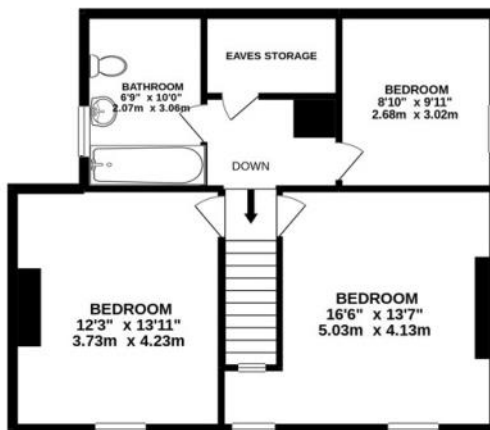




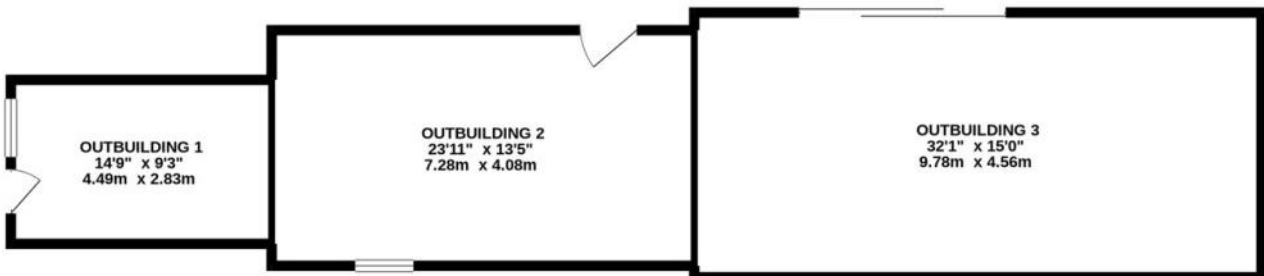
GROUND FLOOR
881 sq.ft. (81.8 sq.m.) approx.



1ST FLOOR
586 sq.ft. (54.4 sq.m.) approx.



OUTBUILDINGS
936 sq.ft. (86.9 sq.m.) approx.



TOTAL FLOOR AREA : 2402 sq.ft. (223.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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TERRINGTON ST. CLEMENT

Terrington St. Clement is 4.4 miles west of King's Lynn. This village has various shops, two doctors' surgeries, two pubs and two excellent schools - one primary and one secondary. The huge church of St Clement is known as the Cathedral of the Fens. There is a half-hourly bus service to King's Lynn which has a good range of shops and superstores. The town has activities from ten pin bowling to restaurants and a cinema. There is a direct rail link to London King's Cross - approx. 1 hr 40 mins. For the golfer there are courses at King's Lynn, Middleton Tydd St Giles and slightly further away are the challenging links courses of Hunstanton and the Royal West Norfolk at Brancaster.

SERVICES CONNECTED

Mains water and electricity, septic tank drainage and oil fired central heating. Telephone and broadband connected.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

E. Ref:- 9730-8121-7000-0184-0226

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

AGENT'S NOTE

The garden room was built a number of years ago in line with permitted development rights. Building regulation certificates were not applied for during the build, however the owners have recently commissioned an engineers structural report which is available on request'.

Viewing by appointment with our King's Lynn Office:
1 King Street, King's Lynn, Norfolk, PE30 1ET
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These particulars and measurements 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 firm's employment has the authority to make or give representation or warranty in respect of the property.

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