



BELL STREET
FELTWELL IP26 4AL

BROWN & CO



BELL STREET, FELTWELL IP26 4AL

Detached Period House with Large Detached Period Barn
Three/Four Bedrooms
Large Period Barn
Enclosed, Private, South Facing Garden
Two Period Reception Rooms, Kitchen, Large Sun Room & Study/
Downstairs Bedroom
Wonderful Character Throughout
Easy Access to Two Station with Trains to Cambridge, London & Stansted
Must be Viewed to Fully Appreciate



INTRODUCTION

Brown&Co offer an interesting opportunity to acquire a detached period dwelling and large period barn in the heart of the village of Feltwell, Norfolk. The property is located close to the village church and has access to Brandon Station nearby (7 miles) and Littleport Station (12 miles) which provides direct trains to Cambridge, London and Stanstead Airport.

LOCATION

Feltwell lies on the edge of Thetford Forest Park approximately equidistant between Bury St Edmunds and King's Lynn. It is a pleasant and quiet village with an array of historic buildings. Access is easy to nearby areas and out of the county with Ely and Newmarket all just a drive away. A mainline station is 13 miles away in Downham Market with stops in Ely, Cambridge and London and Brandon Station just 7 miles away with direct trains to Stansted Airport and Cambridge where one can change for the London line. The North Norfolk coast is approximately 35 miles away. The property is located close to the village church in the heart of the village and the property is one of the oldest in the village. The local shop is just a minutes walk away and both junior and secondary schooling is available close by.

THE PROPERTY

8 Bell Street is a detached period dwelling with an array of original features and character comprising a reception hall, two period reception rooms, kitchen, pantry, ground floor bathroom and an impressive 10m x 3m garden family room with further shower room. There are three bedroom upstairs (one being accessed through another) and a ground floor bedroom/study.

Outside, the property are accessed by a driveway which leads to a large gravel parking area. A fence and gate separate the enclosed garden from the drive. Here, the garden has been professionally landscaped with patio areas, lawn, decking and hot tub area. The boundaries are entirely walled and offer a high level of privacy and also benefits from being South facing. Situated with access from the driveway and the rear garden is the large period barn; this impressive structure is approximately 13m x 6m and a superb feature to the property being extremely versatile in its use. The current owners use this for storage, gym and games room, however there is clearly some further potential for ancillary accommodation of some sort, subject to relevant planning permissions.

AGENT'S NOTES

No 10 Bell Street, a neighbouring cottage is also in the ownership

of our client. The cottage is offered by separate negotiation. No 10 will also have a right of way, and right to park a vehicle on the drive in a designated area.

COUNCIL TAX BAND

The property is in Council Tax Band C.

SERVICES

Mains water, drainage and electric are connected. Oil central heating. None of these services or appliances have been tested by the agent.

VIEWING PROCEDURE

Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01553 770771 / kingslynn@brown-co.com

BUYER IDENTITY CHECK

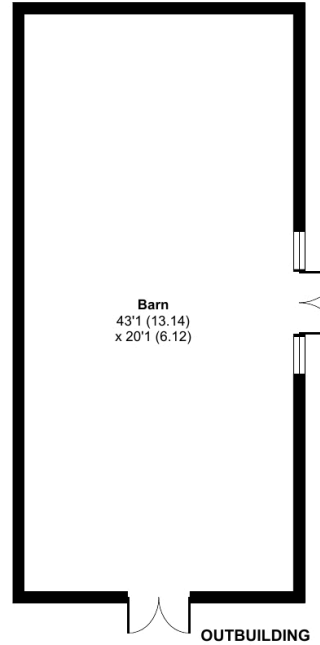
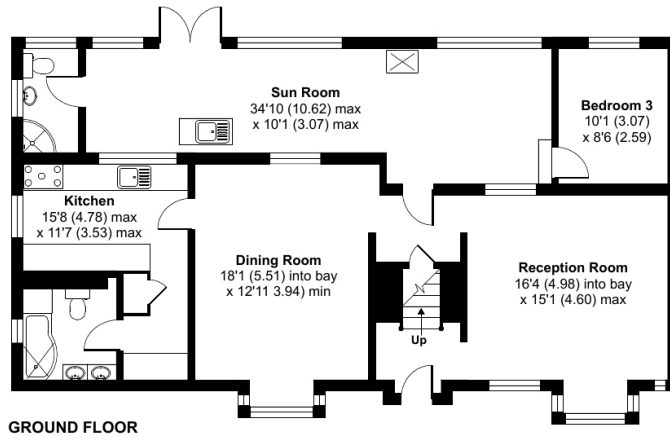
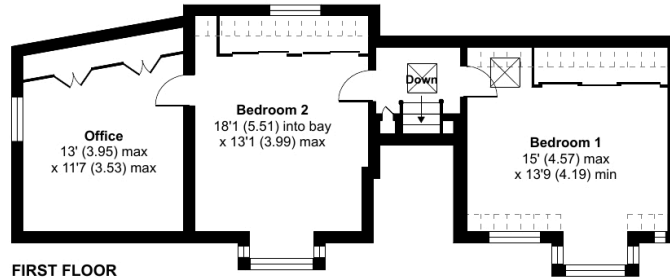
Please note that prior to acceptance of any offer Brown&Co are required to verify the identity of the buyer to comply with the requirements of The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulation 2017. Further, when a property is for sale by tender an I.D check must be carried out before a tender can be submitted.



Bell Street, Feltwell, Thetford, IP26

Approximate Area = 1833 sq ft / 170.3 sq m
Limited Use Area(s) = 59 sq ft / 5.4 sq m
Outbuilding = 864 sq ft / 80.3 sq m
Total = 2756 sq ft / 256 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2021. Produced for Brown & Co. REF: 796607

IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. Particulars Dated

Brown&Co
Market Chambers | 25-26 Tuesday Market Place | Kings Lynn | PE30 1JJ
T 01553 770 771
E kingslynn@brown-co.com

BROWN & CO

Property and Business Consultants