



ABBEY ROAD,
FLITCHAM PE31 6BT

BROWN & CO



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- Privately Owned Cottage in Flitcham, a Sandringham Royal Estate Village
- Former Public House
- Substantial Four Bedroom Property Approx. 269m2 Including Garage
- Wonderful Kitchen with AGA and Cellar Below
- Stunning Gardens Including a 'Secret' Terrace
- Wealth of Character and History
- Sitting Room, Dining Room, Study, Boot Room and Two Ground Floor WC
- Must be Viewed to Fully Appreciate
- Mainline Station to Ely, Cambridge and London Approx. 9 miles



INTRODUCTION AND SUMMARY

Brown & Co offers a rare opportunity to acquire a substantial detached period dwelling, formerly a public house, The New Inn, with later additions in Flitcham, Norfolk; a village located within the Royal Sandringham Estate. Opportunities to buy property in this beautiful village are rare with the majority of houses still owned and maintained by the Royal Estate, however, a handful are in private ownership, one of which is the stunning Inn House.

This fascinating new property has occupied a commanding position in this picturesque Norfolk hamlet since around 1820. The front elevation of original public house is in an attractive Georgian symmetrical arrangement of dry slips in local Carrstone, the sides and later additions all being brick and flint work. The house enjoys some fine views from its upper floor. The public house ceased trading in the 1980s and was converted into a dwelling. The current owner added the garage and workshop making the property the large, 2,900sqft house we see today.

LOCATION

First-hand inspection of this property will be needed to fully appreciate the location and setting of Flitcham, a small hamlet of period homes that remains largely in Royal Sandringham ownership. The village lies approximately 9 miles east of King's Lynn which has a mainline station to London, Cambridge and

Ely. As well as Sandringham House, the Royal Estate extends over a large area and takes in a number of other villages like Flitcham. It is roughly equidistant from Sandringham House and Anmer Hall, home to the Duke and Duchess of Cambridge. The village has retained a school and village social club in another former public house The Bell; and there is a petrol station and mini-market Spar shop in nearby Hillington. Access to the coast, and some of the beautiful inland villages such as Great Massingham is easy from Flitcham as well as Norwich, Cambridge and Peterborough all under one hour away.

OUTSIDE

The property is accessed via Abbey Road, where there is a five bar and pedestrian gate to the driveway. Here there is access to the garage and workshop which should be noted for its size by anyone viewing the property. There is also wood store and access to the garden. Here there is a lawn set with flower and shrub borders with well-defined boundaries. Next to the house there is an extensive patio terrace and access to a hidden, South-facing, Mediterranean style courtyard, which can be accessed from the kitchen and sitting room, that offers total privacy which simply must be viewed to appreciate. The garden is full enclosed and 'pet-proof'.

THE PROPERTY

The property is entered by a reception hallway which has a pitched open ceiling and exposed roof trusses, this leads to a second hallway with wc and staircase, it makes both a grand and welcoming entrance. On the ground floor there is a sitting room with wood burning stove, study, dining room and kitchen breakfast room. There is also a utility and boot room with stable door to garden and a wc. The feeling that only one can get from a period dwelling is abundant in the house with each room displaying its charm. The centre of the fine home is the kitchen which is fitted with handmade units, two door AGA (also and additional LPG gas hob) and area for breakfast table. Also from the kitchen is an awesome feature, the cellar; this has a staircase leading down to it and has always been used as a playroom for the family but, naturally has a variety of uses should one wish and it would make a great media room.

Upstairs there are four bedrooms and a family bathroom; the master bedroom being extremely spacious with fitted storage and en-suite facility. Three of the bedrooms are double in size with the fourth bedroom has a fitted wardrobe and desk. The views from the master bedroom extends over some handsome Estate cottages and over pasture beyond.



COUNCIL TAX BAND

The property is in Council Tax Band F.

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. We are most grateful for your assistance with this.

TENURE

Freehold. For sale by private treaty.

EPC

EPC Rating E.

AGENTS NOTES

The property is located in a conservation area. The property is privately owned.

SERVICES

Mains water and electric. Oil central heating. Private drainage (septic tank). None of these services or appliances have been tested by the agent.

VIEWING PROCEDURE

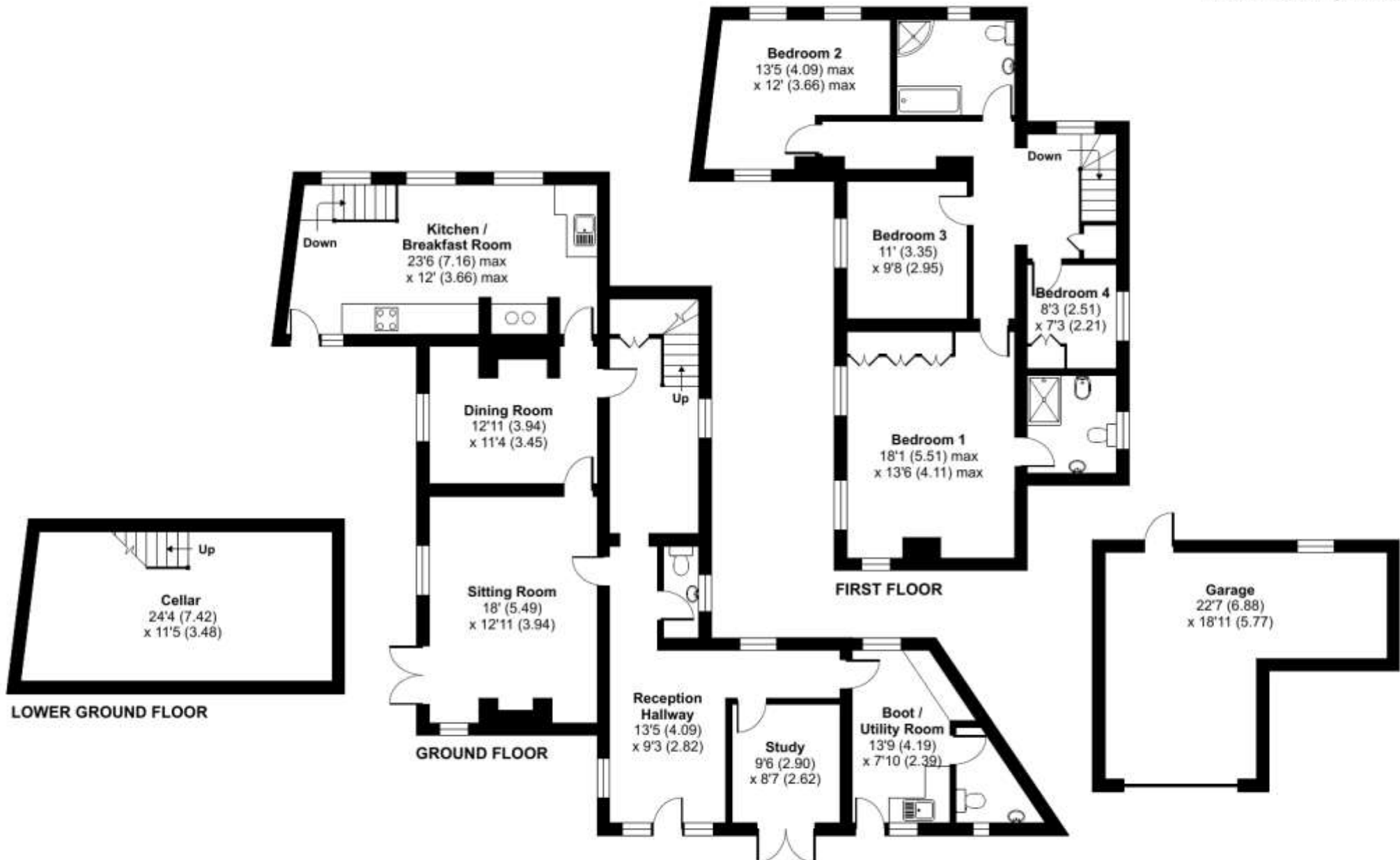
Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01553 770771 / kingslynn@brown-co.com



Abbey Road, Fritcham, PE31

Approximate Area = 2901 sq ft / 269.5 sq m (includes garage)

For identification only - Not to scale







IMPORTANT NOTICES

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