



OUTWELL ROAD,
EMNETH PE14 8BG

BROWN & CO



OUTWELL ROAD, EMNETH PE14 8BG

Detached Period Dwelling for Renovation
240m2 With Three Period Reception Rooms
Five Bedrooms (Two Interconnecting)
Land Totalling Approximately 2 Acres Including Field to the Rear
Rural Views to Front and Rear



INTRODUCTION

Brown&Co offers a particularly handsome, detached, Period residence in Emneth, Norfolk. Trafford House has been in the same family for over one hundred years and this fine property is accompanied by gardens and grounds extending to approximately 2 acres, which includes a field to the rear.

THE PROPERTY

The house dates back from the mid 1800's, with a distinctive symmetrical design of three bay over two storey under a hipped slate roof. The front door has a decorative archway surrounded by sash windows with the house positioned well back from the road.

Gardens surround the house; to the front, field extend to the right with a tree lined front boundary with private gardens to the rear-side. Beyond this is a field.

Inside, the house is substantial at approximately 240 sqm/2,603 sqft in size. There are three formal reception rooms; a drawing room, dining room and morning room. There is also a large kitchen breakfast room, dairy, and ground floor bathroom/wc. Upstairs, there are five bedrooms and a family bathroom. There

is also a cellar accessed via a staircase under the stairs. The house is in need of renovation and updating throughout.

AGENT'S NOTES

There is no upward chain. Bedrooms four and five are interconnecting.

Reserved Right of Access - The subject property is being sold with a reserved right of access to be retained by the Vendor for the purpose of accessing their retained farmland to the rear of the property over the route shown shaded brown on the plan of the property in the sale particulars.

COUNCIL TAX BAND

The property is in Council Tax Band F.

SERVICES

Private drainage via cesspit, water, electric and oil central heating. None of these services or appliances have been tested by the agent.

VIEWING PROCEDURE

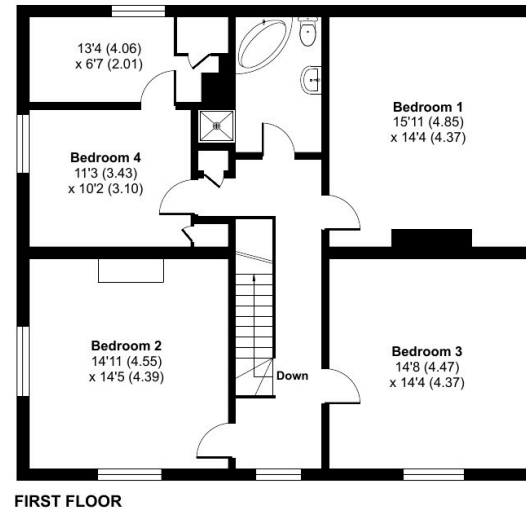
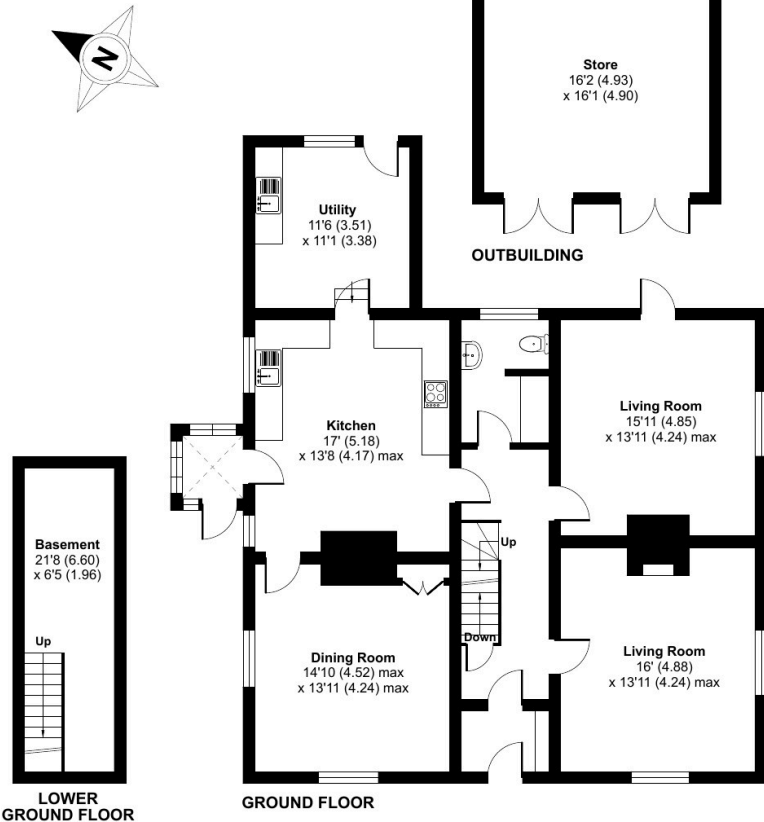
Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01553 770771/kingslynn@brown-co.com

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 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.

Outwell Road, Emneth, Wisbech, PE14

Approximate Area = 2603 sq ft / 241 sq m
 Outbuilding = 260 sq ft / 24 sq m
 Total = 2863 sq ft / 265 sq m
 For identification only - Not to scale



Trafford House Emneth
 Scale 1:1250 (at A4)



RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Brown & Co. REF: 941081

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 others 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
 brown-co.com