



**Lime Tree Farm,  
Thorpland Road,  
FAKENHAM.  
NR21 8JJ.**

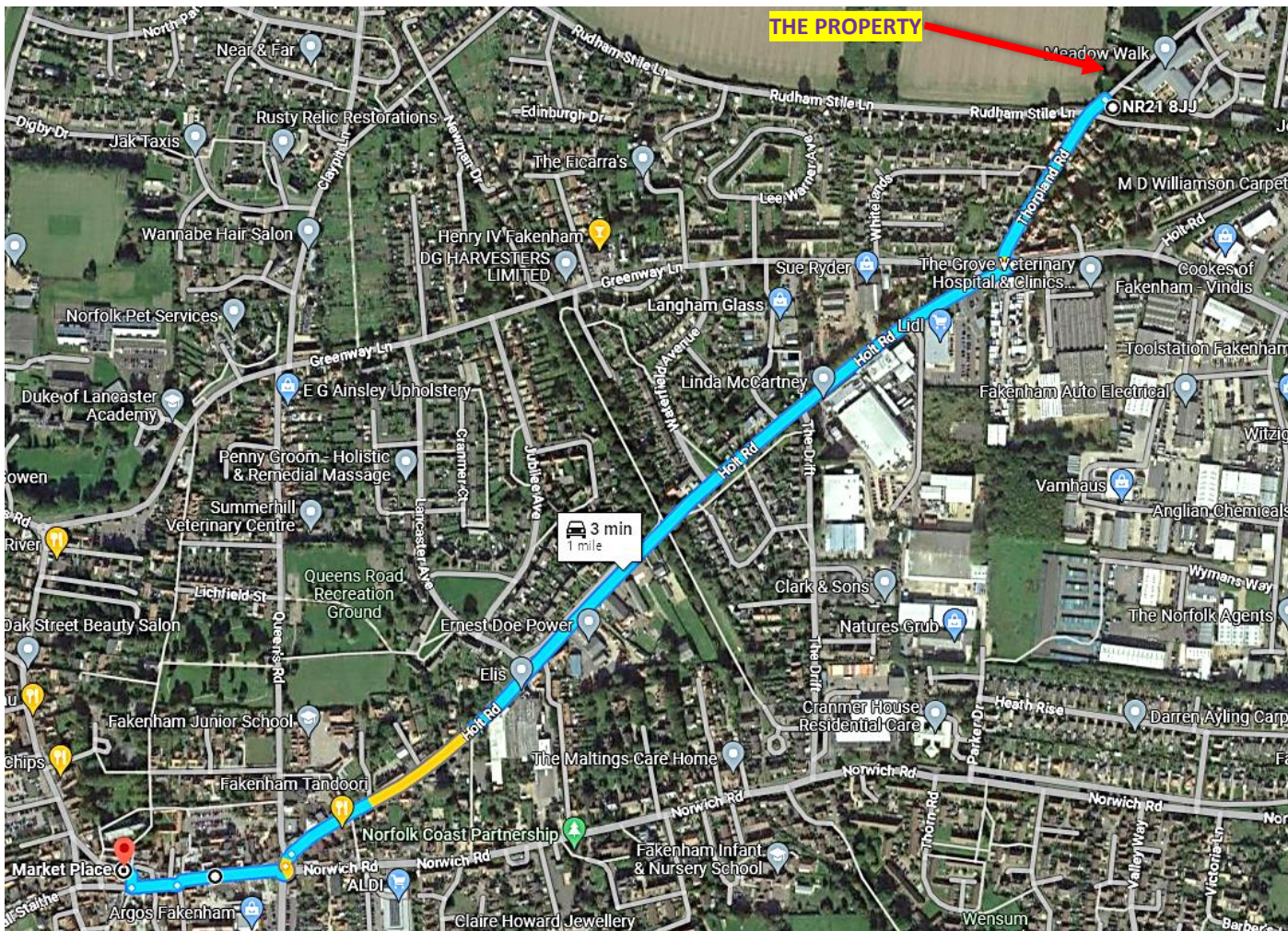
**Offers sought in the region of  
£550,000**

Freehold

An individual, detached, modern-style Bungalow Residence with spacious, (1400 sq ft) centrally heated and double glazed 2 bedroomed accommodation, together with extensive range of useful outbuildings, (including double garage, workshop, open fronted barns and further garages and other buildings), all set in generously sized garden grounds and fenced paddock extending, in all, to about 3¼ acres (1.5175 ha), (stms).

The property is set at the Northern end of the Town, with easy access to 2 supermarkets and the Doctor's surgery.

Tel: 01328 864763 office@baileybirdandwarren.co.uk www.baileybirdandwarren.co.uk



**Directions:** From the Town Centre take Holt Road, and continue to its junction with Greenway Lane. Continue straight over the staggered crossroads into Thorpland Road, (straight on the at the junction with Rudham Stile Lane), and the property is on the left, as marked by a for sale board.

**Location:** Fakenham is a Market Town standing on the River Wensum in the heart of North Norfolk. The picturesque Coast with its fine sandy beaches, pinewoods, marshes, and sailing harbours is 10 miles distant, Kings Lynn is 22 miles distant and the fine City of Norwich, 25 miles. The Town has a wide range of shopping, educational and sporting facilities, including a National Hunt racecourse, and was once voted by the readers of "Country Life" magazine as the seventh best Town in Britain in which to live.

**Services:** All mains services are connected to the property.

**District Authority:** North Norfolk District Council, Cromer.  
Tel: 01263 513811.

**Tax Band:** E.

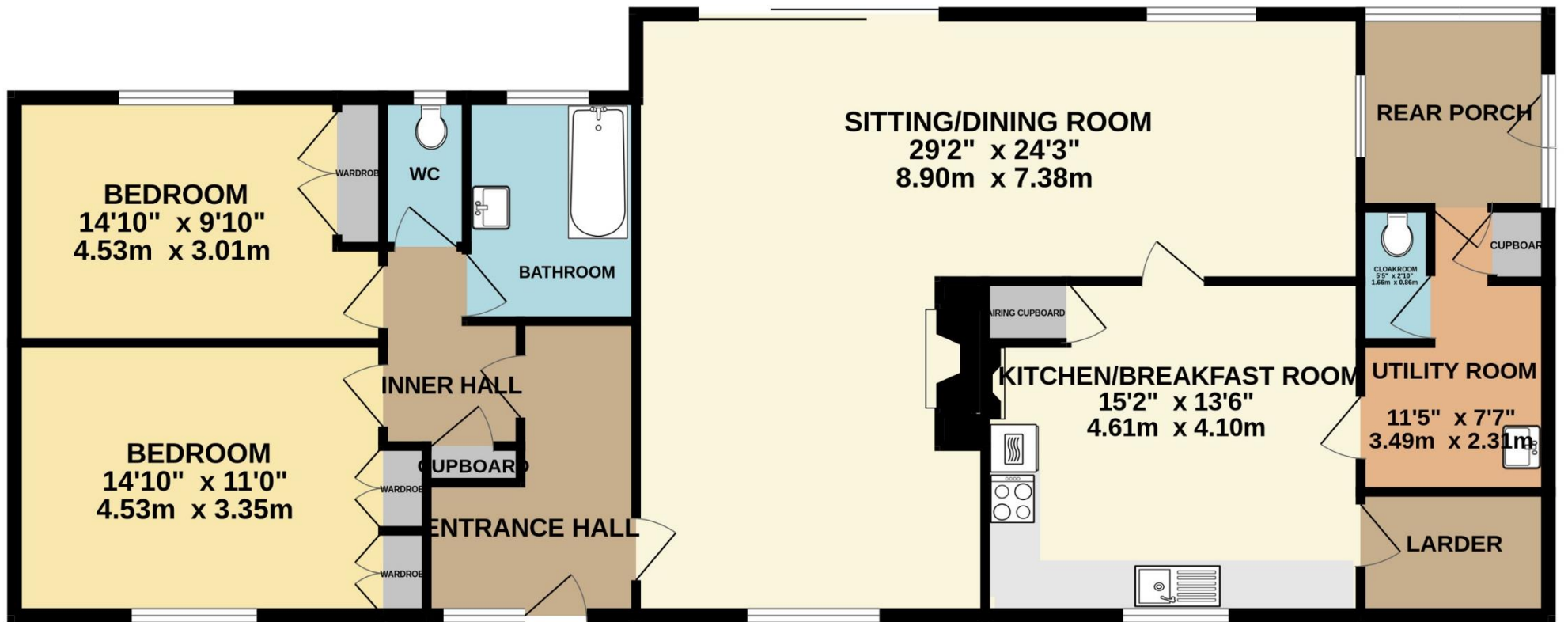
**EPC:** E.

To view this property, or for more information, please contact: Bailey Bird & Warren, 39 Bridge Street, Fakenham, Norfolk. NR21 9AG.  
Tel: 01328 864763. Email: office@baileybirdandwarren.co.uk www.baileybirdandwarren.co.uk

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**Ground Floor:** Double glazed door to;

**L shaped Entrance Hall 11'10" x 9'0", (max),** with telephone point.

**L shaped Sitting/Dining room, 29'2" x 10'2", (8.9m x 3.1m) + 14'1" x 14'0", (4.3m x 4.3m), (max),** a triple aspect room with open fireplace with marble surround, matching hearth and mantle shelf. 3 centre lights and 2 wall lights. Ceiling fan. TV point. Double glazed sliding patio door to outside.

**Kitchen/Breakfast room: 14'7" x 13'6", (4.4m x 4.1m),** Stainless steel sink set in fitted work surface with tiled splashback, and drawers and cupboards under. Built-in "Indesit" electric hob unit. Built-in oven with cupboard under. Solid fuel fired stove with back boiler providing central heating. Airing cupboard with copper hot water cylinder, fitted immersion heater and slatted shelves. Fitted wall cupboard units. Strip lighting. Telephone point. Shelved and ventilated Larder 7'7" x 5'0", (2.3m x 1.5m), with electric light and power point. Glazed door to;

**Utility/Boot Room 11'10" x 7'7", (3.6m x 2.3m), (max).** Pedestal hand basin and appliance space, plumbing for washing machine, and tiled surround. Hatch to roof space. Built-in shelved cupboard. Electric heater. Tiled floor.

**Cloakroom** with low level WC, and tiled floor.

**Rear enclosed Porch, 7'7" x 7'3", (2.3m x 2.2m),** with fitted bench, glazed door to utility room and half double glazed door to outside.

Approached off the entrance hall;

**Rear Hall,** with built-in shelved cupboard.

**Bedroom 1, 14'10" x 11'0", (4.5m x 3.6m),** 2 built-in double wardrobe cupboard with fitted shelf, hanging rail and cupboards over.

**Bedroom 2, 14'10" x 9'10", (4.5m x 3.0m),** with built-in double wardrobe cupboard.

**Half tiled Separate WC:** with coloured suite of low level WC and hand basin.

**Half tiled Bathroom** with coloured suite of panelled bath and pedestal hand basin. Heated towel rail. Light/shaver point.

**Outside:** Double wrought iron gates and a long drive providing ample off road parking leads to a turning area, and brick & tiled Double Garage, 21'3" x 19'0", (6.5m x 5.8m), with up & over door, strip lights, power point and door to; Cloakroom with hand basin, low level WC and water tap. Adjoining Office, 7'6" x 7'4", (2.3m x 2.2m), with strip light and power point, and further adjoining Coal Store.

To the front and South side of the bungalow is a generous, lawned garden with mature leylandii bushes, a tree and small outhouse with diesel powered generator.

To the side of the garage is an enclosed grassed area with aluminium framed Greenhouse, 8'0" x 8'0", (2.4m x 2.4m), timber and asbestos Store, 15'8" x 9'9", (4.8m x 3.0m), with concrete floor and electrical connection, and a further timber and felt roofed Store, 17'5" x 7'7", (5.3m x 2.3m), with electrical connection.

A separate gated driveway leads to additional parking space, and a good range of useful Outbuildings, comprising; brick and asbestos Open fronted Garages, 40'0" x 20'0", (12.2m x 6.1m), adjoining enclosed Garage, 19'4" x 11'5", (5.9m x 3.5m), with up & over door and electrical connection. Brick and asbestos roofed Workshop, 29'2" x 19'3", (8.9m x 5.9m), with wide sliding entrance door, concrete floor, strip lights and power points. Further adjoining brick and asbestos Barn, 60'0" x 29'0", (18.3m x 8.5m), enclosing a timber built Store 18'0" x 9'8", (5.5m x 2.9m), with double timber entrance doors & electrical connection.

A field gate leads to a fenced Paddock with open fronted Barn, 32'0" x 18'0", (9.8m x 5.5m), having an aluminium roof; Close by are 2 timber and corrugated iron roofed Chicken Sheds, with electric and water connection; and a further range of brick built Buildings.

**The gardens and grounds together extend, in all to approximately 3¼ acres (1.5175 ha), (stms),** (subject to measured survey).

**Overage Agreement:** In the event that Planning Consent is granted for new development on the site, this would trigger a claw-back payment to the Vendor of 25% of the uplift in value, with a time limit of 25 years from the date of completion of this sale. (This does not include extensions to the bungalow).

