

**LANDLES**



**Home Farm | The Green | North Wootton**



**The most attractive 4 bedroom period brick & pantiled family residence in the heart of North Wootton in a prime position overlooking 'The Green'. Generous sized accommodation with four Reception Rooms and a host of period features.**

**Guide Price £550,000**

Folio: G/426ss

- Reception Hall
- 4 Reception Rooms
- Breakfast Kitchen
- Utility & Downstairs WC
- Conservatory
- Rear Entrance Vestibule



- 2 Sets of Stairs to FF Landing
- 4 Double Bedrooms
- Study / Dressing Room
- Bathroom & Sep Shower Room
- Double Garage
- Wrap Around Gardens & Driveway

**North Wootton** is a conveniently situated and popular residential location around 4 miles to the North of King's Lynn Town Centre. Coupled with neighbouring South Wootton, "The Woottons" provide a range of amenities in the immediate vicinity including supermarket, mini-market, primary schools, doctors' surgery, pharmacy, village halls and churches. Additional amenities can be found a short drive away in both King's Lynn town centre and on the nearby Hardwick Retail Park with regular buses operating throughout the area. King's Lynn benefits from a mainline railway station with direct line to London Kings Cross via Ely & Cambridge. The cities of Norwich & Peterborough can also be accessed within 1 hour via the A47 trunk road. The delightful Norfolk countryside is on the doorstep with Castle Rising and Royal Sandringham both being within a 10 minute drive and the well renowned North Norfolk coastline with broad sandy coastline is also within easy reach. **Home Farm** is a very pretty and generously sized detached brick & pantiled period cottage situated in the mature end of North Wootton overlooking 'The Green'. The property has been in the same ownership for a significant number of years and now provides an excellent opportunity to update to provide a modern family home with a host of period attributes. The delightful, enclosed gardens are a feature.

**Reception Hall** 12' 2" x 5' 8" (3.71m x 1.73m) With front entrance door, tiled floor, radiator with thermostat and BT telephone point.

**Front Sitting Room** 17' 6" x 11' 6" (5.33m x 3.51m) Dual aspect with inglenook fireplace, exposed beams, 2 radiators with thermostats and points for wall lights

**Inner Hall** With stairs to First Floor Landing

**Rear Sitting Room** 16' 9" x 14' 10" (5.11m x 4.52m) Dual aspect with brick fireplace, log burner, tiled hearth and pine mantle, 2 radiators with thermostats, points for wall lights, television aerial point and door to;

**Conservatory** 9' 7" x 6' 2" (2.92m x 1.88m) With dwarf brick walls, tiled roof, French doors to the garden, tiled floor and point for wall lights.

**Breakfast Kitchen** 14' 1" x 14' (4.29m x 4.27m) With fitted pine wall & base units, fitted worktops, stainless steel sink with drainer, point & space for a freestanding electric cooker, gas fired Rayburn, point & space for a washing machine, radiator with thermostat, tiled surrounds, extractor, and pantry cupboard.

**Dining Room** 15' x 10' 8" (4.57m x 3.25m) With exposed beams, radiator with thermostat, points for wall lights and understairs cupboard.

**Fourth Reception Room** 14' 9" x 11' 11" (4.5m x 3.63m) With exposed beams, brick fireplace, radiator with thermostat, points for wall light and BT telephone point.

**Utility** 8' 11" x 7' 3" (2.72m x 2.21m) With fitted base unit, worktop, Belfast sink and skylight window.

**Storeroom** 6' 11" x 4' 1" (2.11m x 1.24m) With external side door.

**Rear Vestibule** 8' 7" x 7' 2" (2.62m x 2.18m) With external rear door, and door to Garage.

**WC** With low level WC, hand basin and extractor.

**Inner Hallway** (Between Dining Room & 4<sup>th</sup> Reception) With second staircase to First Floor Landing, understairs cupboard and radiator with thermostat.

**First Floor Landing** With skylight window, radiator with thermostat and hatch to roof space.

**Bedroom 1** 16' 8" x 14' 1" (5.08m x 4.29m) (max) With exposed beams, hand basin set into worktop, cupboard and radiator with thermostat.

**Bedroom 2** 18' 7" x 10' 7" (5.66m x 3.23m) Dual aspect with brick feature fireplace & pine surround, built in cupboard, radiator with thermostat and hatch to roof space.

**Bedroom 3** 14' 9" x 12' 3" (4.5m x 3.73m) Dual aspect with built in cupboard, 2 radiators with thermostats and BT telephone point.

**Bedroom 4** 15' 8" x 9' 3" (4.78m x 2.82m) With built in wardrobe and radiator with thermostat.

**Study / Dressing Room** 9' 6" x 4' 11" (2.9m x 1.5m) With radiator with thermostat.

**Shower Room** With low level WC, pedestal hand basin, corner shower cubicle with sliding glazed doors and hygienic wall cladding, thermostatic shower, and radiator with thermostat.

**Inner Landing** 9' 11" x 7' 2" (3.02m x 2.18m) Interconnecting from Landing to Bathroom. With walk-in cupboard housing hot water cylinder, programmer for CH & HW and radiator with thermostat.

**Bathroom**

With low level WC, pedestal hand basin, panelled bath, tiled surrounds, part tiled walls, radiator with thermostat and airing cupboard housing Glow Worm gas boiler.

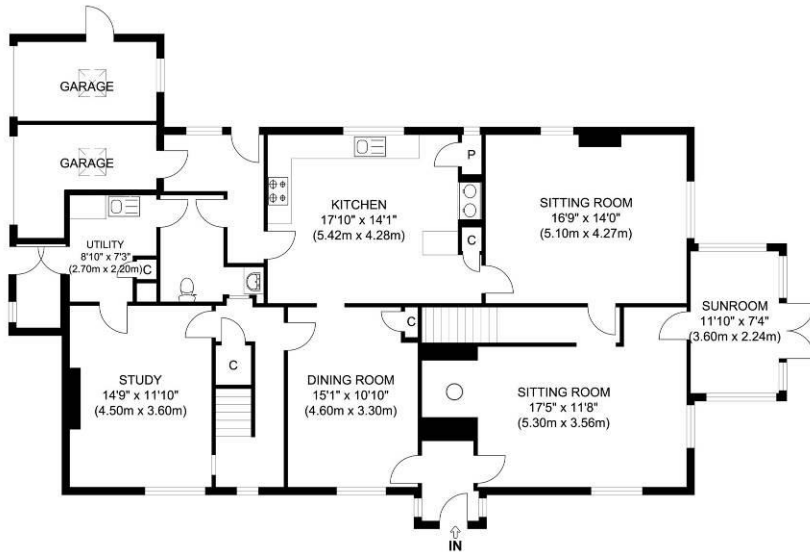
### The Grounds

Home Farm benefits from delightful mature wrap around gardens. The main garden can be found at the rear and is mostly laid to lawn with a paved pathway and patio off the conservatory. There is a variety of established planting including climbing roses on trellis work and wisteria across the rear wall of the house. On the North side of the property there is further lawned space and the gated gravel driveway providing off road vehicular parking for several vehicles and access to the **Double Garage 15' 3" x 14' 5" (4.65m x 4.39m)** with 2 sets of timber double doors, personal door, lighting and power. The front garden faces onto Priory Lane with brick & carrstone walling and gated pathway leading up to the main front door.

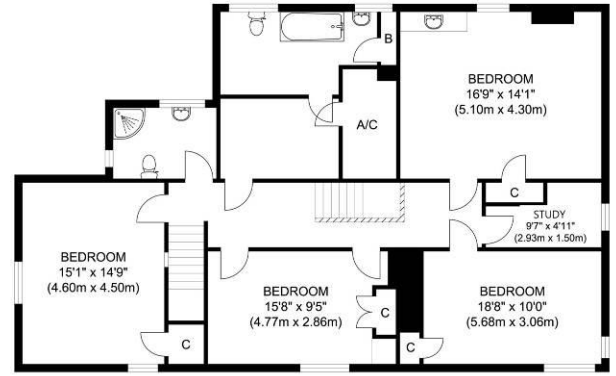








GROUND FLOOR



FIRST FLOOR

TOTAL APPROX FLOOR AREA INCLUDING GARAGE 3002.91 SQ.FT. (278.98 SQ. M.)  
 TOTAL APPROX FLOOR AREA EXCLUDING GARAGE 2836.07 SQ.FT. (263.48 SQ. M.)

### Home Farm, The Green North Wootton, Kings lynn, PE30 3PR

Illustration for identification purposes only, measurements are approximate, not to scale.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

**Title** We are advised that the property title is not currently registered at Land Registry. Our Clients / Clients legal advisors are in possession of Title Deeds.

**Energy Performance Certificate (EPC)** The EPC for this property is provided by an Energy Assessor independent of LANDLES. Applicants should view the complete EPC report online at <https://www.epcregister.com/reportSearchAddressByPostcode.html> and searching by postcode.

**Services** All mains services are understood to be available. These services and related appliances have not been tested.

**Council Tax** Enquiries indicate the property is assessed at Council Tax Band "F" with a current annual charge of £3,032.68, 2023/2024.

**Tenure** Freehold. Vacant possession upon completion.

**Viewing** Further details and arrangements for viewing may be obtained from the appointed selling agents, **LANDLES**

**Negotiations** All negotiations in respect of this property are to be carried out strictly via the Agents, **LANDLES**

**Anti-Money Laundering Directive:** Prospective purchasers will be required to provide the usual PROOF OF IDENTITY documents at the stage of agreeing a subject to contract sale.

**OFFER REFERENCING:** Applicants who wish to put forward subject to contract offers agree to the selling agents, LANDLES, making the usual enquiries in respect of chain checking, to provide evidence of a lenders mortgage application in principal note, and to provide proof of funds on request, etc.

**Privacy Statement:** The LANDLES Privacy Statement is available to view online or upon request.

**SUBJECT TO CONTRACT:** ALL NEGOTIATIONS IN RESPECT OF THIS PROPERTY REMAIN SUBJECT TO CONTRACT AT ALL TIMES. Please read the IMPORTANT NOTES included on these Particulars.

**IMPORTANT NOTES** | LANDLES for themselves and for the Vendors or Lessors of this property whose Agents they are give notice that (i) the particulars are produced in good faith and are set out as a general guide only do not constitute any part of a contract and LANDLES accepts no responsibility for any error omission or mis-statement in these particulars (ii) no person in the employment of LANDLES has any authority to make or give any representation or warranty **whatever** in relation to this property (iii) any plans produced on these particulars are for illustrative purposes only and are not to scale, any area or other measurements stated are subject to measured survey (iv) unless specifically referred to in these particulars any chattels, garden furniture or statuary, equipment, trade machinery or stock, fittings etc is excluded from the sale or letting whether appearing in images or not (v) Applicants should make their own independent enquiries into current USE or past use of the property, any necessary permissions for use and occupation and any potential uses that may be required (vi) all prices and rents are quoted subject to contract and NET of VAT unless otherwise stated (vii) the Agents take no responsibility for any costs applicants may incur in viewing the property, making enquiries or submitting offers (viii) any EPC indicated in these particulars is produced independently of LANDLES and no warranty is given or implied as to its accuracy or completeness.

# LANDLES

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Blackfriars Chambers, Blackfriars Street

King's Lynn PE30 1NY

**t: 01553 772816**

**e: [info@landles.co.uk](mailto:info@landles.co.uk)**

**w: [www.landles.co.uk](http://www.landles.co.uk)**