



Cley Road, Swaffham, PE37 7NP

Guide Price £500,000 - £550,000

Occupying a prime position within the centre of the town, this deceptively spacious, (approx.2491 sq ft) five bedroom period town house benefits from a separate two bedroom cottage ideal for dual living or as a separate holiday let. Vendors found onwards.

- Prime town central position
- Attached 2 bed cottage (separated accommodation)
- Approx 2491 sq ft
- Off-road, parking, carport & workshop
- 5 bedrooms to main dwelling & 2 bed cottage
- Council Tax Band C
- Freehold
- Energy Efficiency Rating TBC.



Property Description

Situation

Centrally located within the town centre the property occupies a prime position within a stone's throw of the high street. The historic and thriving market town of Swaffham offers a beautiful assortment of many period and attractive properties whilst retaining an excellent range of amenities and facilities, with supermarkets, wide array of independent shops, pubs, restaurants, three doctors surgeries, schooling and leisure facilities. Notice is also drawn to the bustling and popular Saturday market days. Situated some 15 or so miles to the east of Kings Lynn and within half an hour or so to the idyllic North Norfolk coastline with the likes of Holkham Hall and beach on hand. For a cultural experience West Acre Theatre is within easy reach as too are Gooderstone Water Gardens and Thetford Forest.

Description

The property offers an abundance of charm, character and history, now being a grade II listed dwelling and being of significant historical importance. Up until 1928 the building was a brewery tap for the Morse's Brewery and known as The Three Tuns. Now comprising a residential dwelling believed in parts to date back to the early 1600's and of brick, clay lump and timber frame construction, much of the original flavour of the past centuries has been retained with many exposed and revealed period features on show, whilst incorporating modern and contemporary fixtures and fittings in keeping with a property of this nature. Notice is drawn to the expanse of versatile living space throughout, with a separate, (attached to the property in question) two bedroom cottage currently rented out and offering scope for separate dual living, investment opportunity as a rental or holiday let, (for further information regarding the tenancy please contact the selling agent).

Externally

As mentioned the property is centrally located within the town on a tranquil road. Double gates give access to the off-road car parking and carport beyond. A picket fence leads through to the main gardens, with a timber workshop beyond and brick outbuildings providing useful storage space. The gardens are now well established and well stocked with an abundance of charm and colour during the summer months alongside a great deal of privacy and seclusion giving a tranquil setting.

The rooms are as follows

ENTRANCE HALL: A period door to front. Double Art Deco stained glass leaded doors leading through to the entrance hall. Period four panel pine doors giving access to the reception rooms. 8.5 period fireplace with inset cast iron stove upon a pamment tiled hearth. Sash window to front.

RECEPTION ROOM TWO: 13' 1" x 12' 7" (3.99m x 3.84m) Found to the front of the property and used as a formal dining room, period fireplace to side with Victorian cast iron moulding and wood mantle surround.

INNER HALL: Connecting reception room two to the kitchen, built-in pantry cupboard to side and stairs to cellar.

OFFICE/STUDY: 11' 6" x 8' 0" (3.51m x 2.44m) Enjoying views over the rear gardens and providing versatile use. Access to wc to side.

KITCHEN: 15' 0" x 7' 7" (4.57m x 2.31m) Found to the rear of the property, the kitchen offers a good range of wall and floor unit cupboard space with solid wood work surfaces over, Belling Range to side, inset porcelain sink with mixer tap and space for white goods. Solid oak and stained glass door giving access to the inner hall with door to outside.

FIRST FLOOR LEVEL: LANDING: With access to the four bedrooms, secondary staircase giving access to second floor level. Built-in storage cupboard space. Window to rear.

BATHROOM: 8' 11" x 6' 11" (2.72m x 2.11m) With modern sanitary ware, enamelled roll top bath with claw feet, corner tiled shower cubicle, wc, wash hand basin and exposed pine floor boarding.

BEDROOM TWO: 10' 1" x 11' 11" (3.07m x 3.63m) With window to the front aspect. A well proportioned bedroom with ornate fireplace to side and art deco wood mantle surround.

BEDROOM FOUR: 12' 0" x 8' 7" (3.66m x 2.62m) Having fitted double storage cupboard to side of chimney breast. Window to front. Doorway giving access to dressing room.

DRESSING ROOM: 8' 11" x 8' 8" (2.72m x 2.64m) A double bedroom to the front of the property.

BEDROOM FIVE: 10' 0" x 6' 5" (3.05m x 1.96m) With views overlooking the rear gardens and currently used as an office/study. A single bedroom.

SECOND FLOOR LEVEL: Giving access to bedrooms one and three. Plenty of storage space within eaves.

BEDROOM ONE: 13' 6" x 15' 1" (4.11m x 4.61m) A generously sized principal bedroom with exposed timbers, pine floorboarding and Velux window overlooking the rear gardens.

BEDROOM THREE: 14' 4" x 11' 6" (4.37m x 3.51m) Dormer window to the front aspect. A double bedroom Built-in storage cupboard space within eaves.

TWO BEDROOM COTTAGE:

RECEPTION ROOM ONE: 11' 1" x 10' 2" (3.38m x 3.10m) A solid wood door to front. Window to side. Fireplace. Exposed pavement tiled flooring and arch to kitchen. Built-in storage cupboard to side.

KITCHEN: 10' 0" x 7' 1" (3.05m x 2.16m) With window to the side aspect. Door giving external access. Wood effect roll top work surfaces and space for white goods. Quarry tiled flooring.

BATHROOM: 5' 10" x 8' 3" (1.78m x 2.51m) A three piece suite in white with panelled bath, shower over, low level wc and wash hand basin.

FIRST FLOOR LEVEL - With landing giving access to the two bedrooms.

BEDROOM ONE: 11' 2" x 10' 2" (3.41m x 3.11m) A good size double bedroom found to the front of the property.

BEDROOM TWO: 9' 8" x 7' 4" (2.95m x 2.24m) With window to rear. A single bedroom with built-in airing cupboard to side.

SERVICES

Drainage - Mains drainage

Heating type - 2 Gas boilers

EPC rating

Council Tax Band - C Main House

Council Tax Band A - Cottage

Tenure - Freehold

OUR REF: AT059



Viewing Arrangements

Strictly by appointment

Contact Details

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

