



**Dairy Cottage,
Manor Farm,
OXWICK.
NR21 7HZ.
(Fakenham 3 miles).**

To Let for 12 months.

**Rent: £900 pcm
to include Council Tax, and
garden maintenance.
Deposit: £900**

Tastefully converted, end-terraced Barn Conversion with split level accommodation having oil fired central heating, double glazing, 3 bedrooms and exposed beams; set in a lovely rural position with fine views over open Countryside.

The accommodation comprises; Sitting room with Kitchen Area, 3 Bedrooms, Bathroom and Boiler/Utility room.

Ample Parking Space, use of large communal Garden adjoining open farmland.

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

Services: Mains water, electricity and a shared private drainage system are connected to the property.

District Authority: Breckland District Council, Dereham (01362) 695333.

Rates are included in the rent.

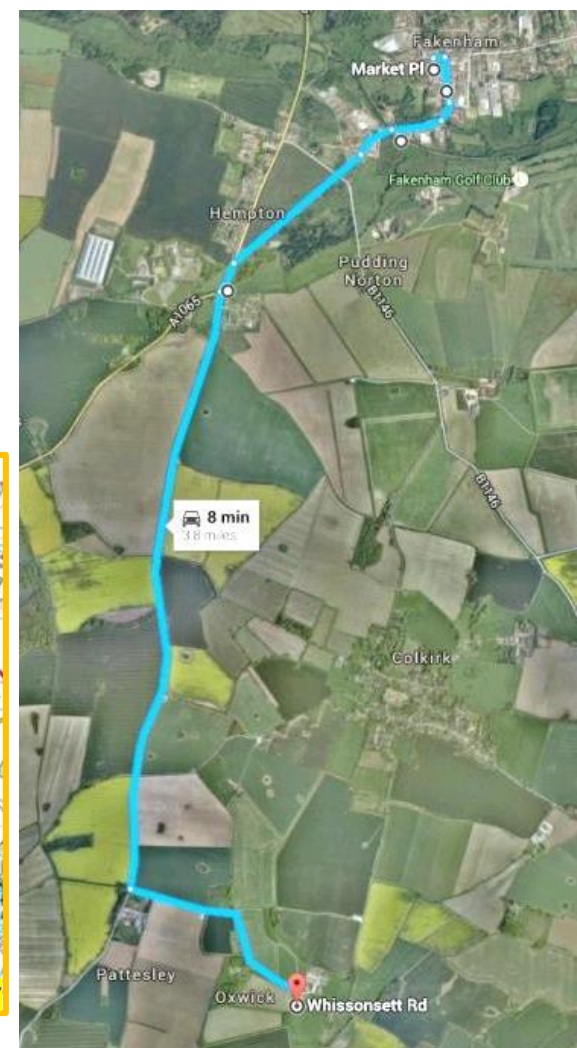
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Directions:

From Fakenham, take the A.1065 Swaffham Road, and after leaving Hempton, (at the sharp right hand bend), continue straight up Beacon Hill, and at 2 miles turn left as signposted Oxwick. Follow the road for a further ¾ mile, (past Church Cottage, right at the sharp bend and continue past Green Farm). Manor Farm is on the left. Turn left into the farm, and the property is on the left.

Location:

Oxwick is a quiet rural hamlet with a ruined Church, surrounded by gently rolling Countryside, about 3 miles South of Fakenham Market Town where there is 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. Dereham is 10 miles distant, and the picturesque Coast with its fine sandy beaches, pinewoods, marshes, and sailing harbours is 13 miles distant.



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

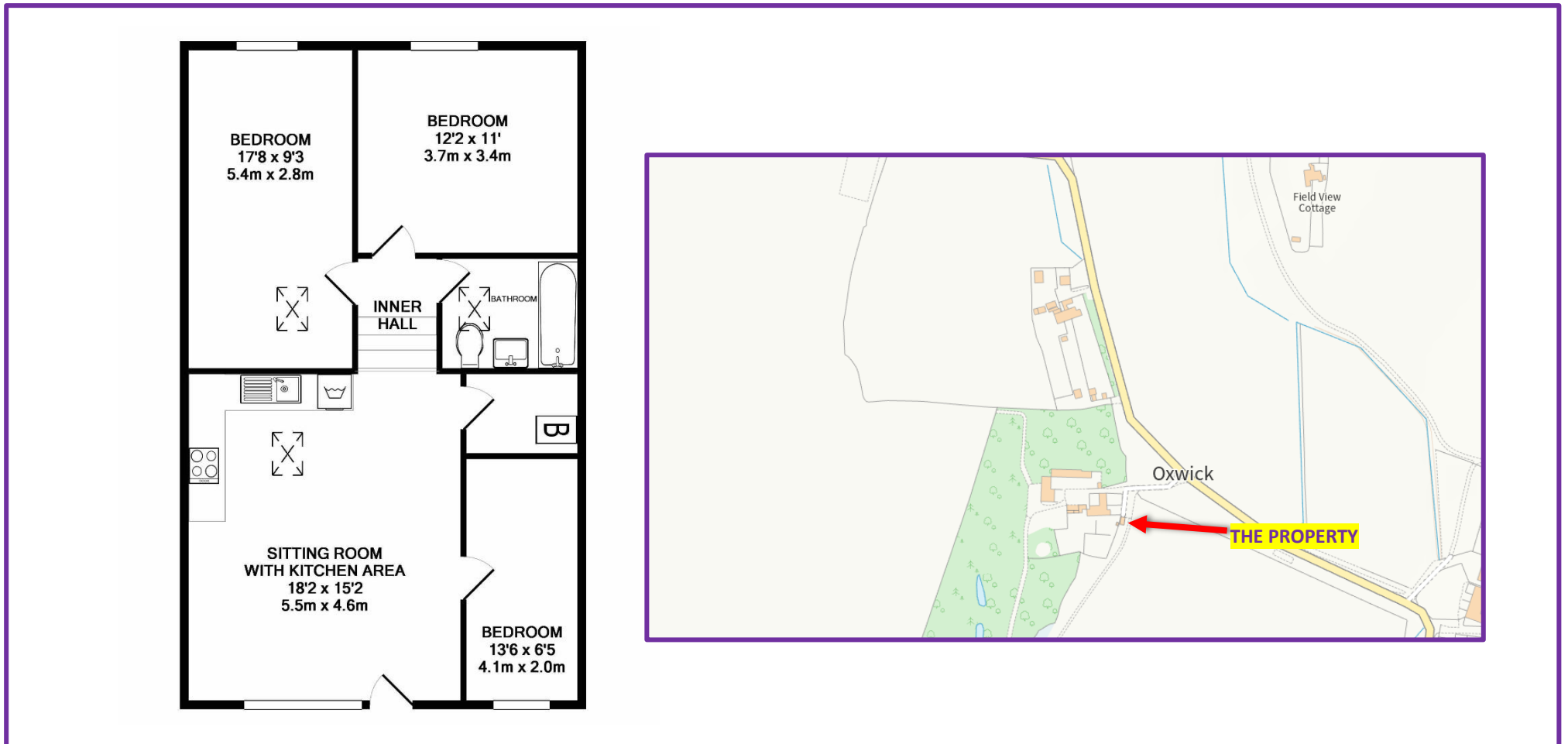
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THE SPLIT LEVEL ACCOMMODATION COMPRISES:

Double glazed door with adjoining double glazed picture window to;

SITTING ROOM WITH KITCHEN AREA: 18'2" x 15'2", (5.5m x 4.6m).

Stainless steel sink unit with mixer tap, set in fitted work surface with tiled splashback, and drawers, cupboard. Built-in 4 ring electric induction **hob** with **oven** under, and **extractor hood** over. Matching range of wall mounted cupboard units. Vaulted beamed ceiling with 2 "Velux" roof lights. Exposed brick wall. Tiled floor. 2 wall lights and wall fitted spotlights. High level storage area with hot water cylinder. Telephone point. TV point. Steps up to lobby. Latch door to;

BEDROOM: 13'6" x 6'5", (4.1m x 2.0m).

Lovely rural views.

UTILITY/BOILER ROOM: 6'5" x 4'2", (2.0m x 1.2m)

"Grant" oil fired central heating boiler. Strip light. Tiled floor.

INNER HALL:

Exposed ceiling beams with "Velux" roof light.

BEDROOM: 17'8" x 9'3", (5.4m x 2.8m).

Vaulted beamed ceiling with "Velux" roof light. 2 wall lights.

BEDROOM: 12'2" x 11'0", (3.7m x 3.4m).

Vaulted beamed ceiling. 2 wall lights.

BATHROOM:

White suite of timber panelled bath with tiled surround and mixer tap/shower fitting over. Low level WC. Pedestal hand basin with tiled surround and mirror and electric light/shaver point over. Extractor fan. Vaulted beamed ceiling with "Velux" roof light. Fitted shelf. Tiled floor. Spot light.

OUTSIDE:

To the front of the property is a paved patio area, (offering lovely rural views), and beyond a good sized, lawned garden adjoining open farmland. (The garden is shared with the adjoining properties, and is maintained by the Landlord).

Car Parking for 1 or 2 vehicles is available to the rear of the property.

