



Millfield, Town Street
Upwell, PE14 4AH

BROWN & CO



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APPROXIMATELY 2.2 ACRES

POPULAR VILLAGE LOCATION

OWN PRIVATE DRIVEWAY

THREE BEDROOM BUNGALOW

PLEASANT GARDENS

OUTBUILDINGS AND FORMER PIGGERIES

NO UPWARD CHAIN



INTRODUCTION

Brown & Co. offers a bungalow and land of approximately 2.2 acres containing large barn, various former piggery buildings, dry storage areas and grass. First hand inspection is recommended to see the property and extensive outbuildings in Upwell, Norfolk, a peaceful village located on the River Nene.

LOCATION

The property occupies a quiet position, set back from the road, a short walk to the riverside and centre of Upwell. The village, which has the River Nene (Old Course) running through it, has a most relaxed atmosphere where narrow boats and pleasure canoes can be frequently seen passing through. The village is a popular choice for local people and newcomers to the area, partly due to the village's easy access to the larger towns of Downham Market and Wisbech as well as being within easy reach of two railway stations. Nearby Downham Market, 8.2 miles, is a mainline station to Ely, Cambridge and London. Manea Station, 9.5 miles, has frequent trains to Peterborough station where national services depart.

DESCRIPTION

The property is accessed via a private road and has its own private driveway and has separate access to the land and outbuildings. The driveway has parking for a number of vehicles and has a garage. There is an area to the front of the house laid with gravel. To the side and rear of the property is a very pleasant garden which has been beautifully maintained. There is a lawn, patio, trees providing a shaded area, summer house and orchard. Inside, the property has a hallway, sitting room, kitchen/breakfast room and a large conservatory. There are three bedrooms and family bathroom. The property requires internal updating.

OUTBUILDINGS AND LAND

Adjacent to the property are the outbuildings and former piggeries. The principal buildings are the barn 17.8m x 9m, two main piggeries which have pens installed, 14.6m x 6.2m and 14.7m x 8.3m, dry storage attached to barn 17.8m x 9m, pole barn 17.8m x 6.4m, shed 9.8m x 4.8m. In addition there are various other unmeasured pens and buildings. The area is access via the private road which leads to a crew yard to the front of the barn. Opposite is a well maintained area of grass. Overall the barns and grass are approximately 1.85 acres with the property having a plot of

approximately 0.35 acres. First hand inspection of this area is essential to gain a full understanding of the site.

AGENT NOTES

The house is offered with no upward chain. The sellers would consider offers for separating the barns and bungalow. Services; private drainage, electric, water.

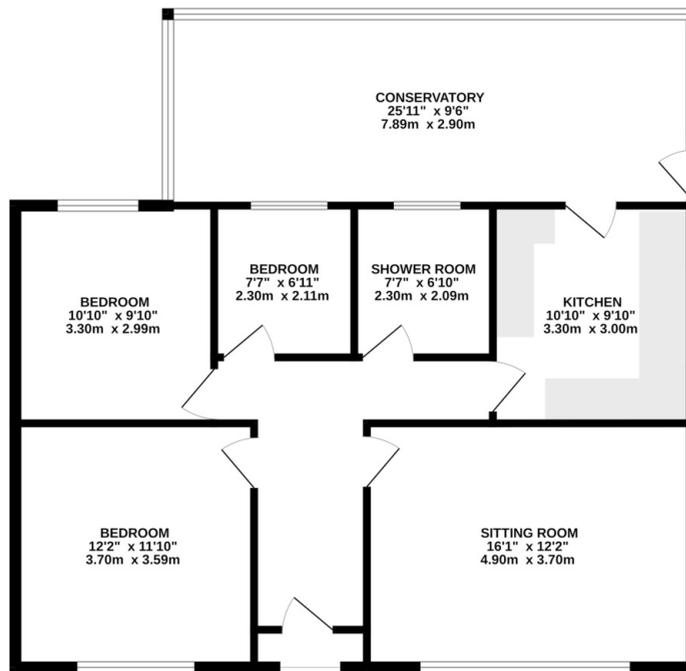
VIEWING PROCEDURE

Viewing of the 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 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.I check must be carried out before a tender can be submitted.

GROUND FLOOR
1014 sq.ft. (94.2 sq.m.) approx.



TOTAL FLOOR AREA: 1014 sq.ft. (94.2 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix (2023)



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