



Ash Close

Swaffham PE37 7NH

BROWN & CO



Ash Close, Swaffham PE37 7NH

Contemporary one bedroom apartment

Kitchen breakfast with fitted kitchen

Large open plan living space

Bedroom with fitted storage

Peaceful location

Close to the town centre

Project nominated for a RIBA Award in 2011

No upward chain

One of two properties offered for sale in the conversion



The Old Printworks, Swaffham

Brown & Co offers a high quality, contemporary apartment, with parking in a contemporary conversion of a former printworks in the heart of Swaffham. One of two outstanding dwellings have been used for luxury, self-contained holiday accommodation and could be continued as such however, would also make an outstanding private residences. Personal inspection is absolutely essential to see the quality of these superb properties which are offered with no upward chain. The project was nominated for a RIBA award in 2011.

Location

Swaffham is a historic and thriving market town in Norfolk. Swaffham is situated off the A47 approximately 15 miles east of King's Lynn and approximately 30 miles from Norwich. There is a stunning town centre with an ancient monument, The Market Cross, at its heart. There are many local amenities including a Waitrose, Tesco, Asda, many independent shops, coffee houses and cafes, pubs and restaurants, three doctors surgeries, schooling of all ages, together with a variety of leisure and sports activities, gym and Golf Club. The properties have an excellent location on Ash Close in the heart of the historic town. The setting offers privacy and peace, surrounded by beautiful period and listed buildings, all of which are just a stone's throw from the

convenience of the market square and thriving town centre.

The property

The property occupies a historic former printworks and was converted in 2010 to an exceptional standard by the current owners who run a boutique hotel nearby and continue to run both apartments as successful overnight, luxury, holiday lets. Each property is a masterpiece of modern architecture and interior design with striking accommodation and features. 'Print One' occupies the ground floor and 'Print Two' the first floor. The properties can be purchased as a whole, or in single lots. The owners are prepared to discuss continuation, if desired, of the letting business and some items currently at the property may be available by separate negotiation.

Print One

A spacious, one bedroom contemporary styled apartment. Entrance with glazing to reception area leading to kitchen breakfast with fitted kitchen. This area is open plan to a large living space suitable for a versatile arrangement of dining and seating furniture. Here there is access to the bedroom and bath/shower room. The bedroom is a spacious room fitted with fitted storage at the rear of the bed to provide a dressing area. The bath and shower room is also spacious and well appointed.

Agent's notes

Underfloor heating via gas heating in boiler room detached from property.

The properties may require some reconfiguration of services before sale. Details to be decided at the time of sale.

A right of way exists through courtyard.

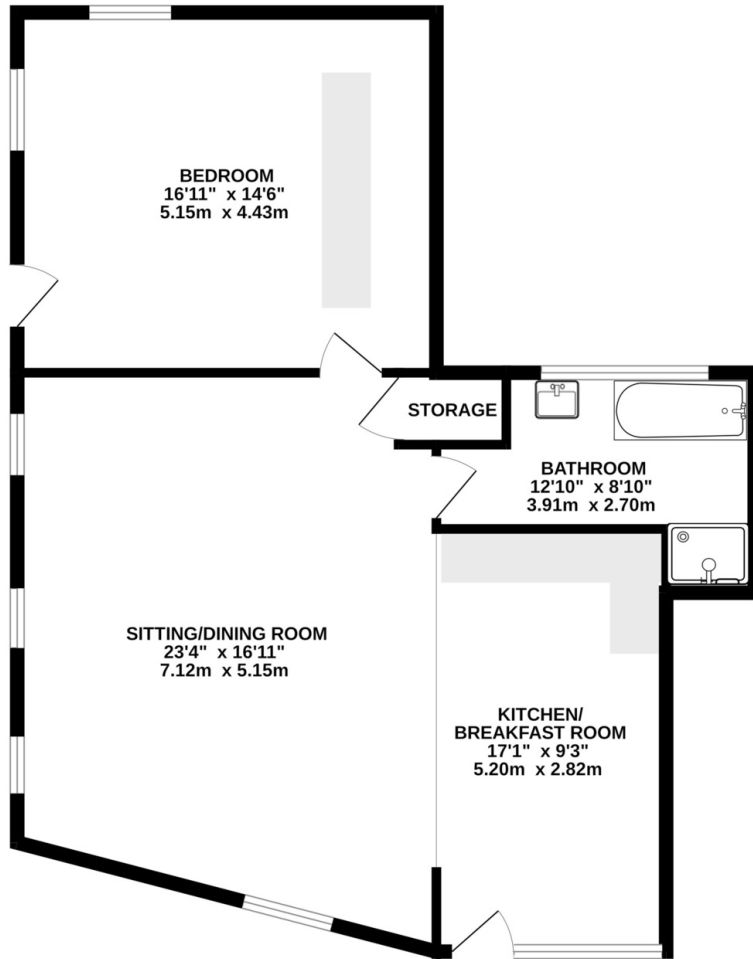
Each property comes with parking space for one vehicle on courtyard.

Details of holiday letting via agent.

Door shown in bedroom is for emergency exit only

Viewing procedure

Viewing of this 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



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