



**Fakenham Road, Tittleshall King's Lynn PE32 2PH**

**welcome to**

**Fakenham Road, Tittleshall King's Lynn**

A charming character cottage showcasing exceptional craftsmanship throughout, offered to the market with no onward chain. The property also boasts a superb range of outbuildings, providing excellent versatility and potential. Located in a peaceful setting, it makes an a superb retreat.



## Outside

The property enjoys an exceptional range of outbuildings, including a 32ft garage/workshop with inspection pit, a large barn, stables and a potting shed - all offering fantastic versatility and conversion potential (subject to necessary consent). Along with a discreetly positioned greenhouse, perfect for keen gardeners.

The grounds have been designed for low maintenance, featuring a gated gravel driveway providing ample parking. A covered patio area offers shelter for year-round entertaining, while the split-level lawned garden provides space for relaxation and play.

## Entrance Hall

Radiator and wooden door to the front.

## Rear Lobby

8' 2" x 5' 9" ( 2.49m x 1.75m )

Loft access, radiator and patio doors to the rear.

## Lounge

15' 5" x 11' 4" ( 4.70m x 3.45m )

Open fire, radiator, three wall lights and double glazed wooden window to the front.

## Dining Room

18' x 12' ( 5.49m x 3.66m )

Fireplace, four wall lights, radiator and double glazed wooden window to the front.

## Study

12' 1" x 7' ( 3.68m x 2.13m )

Radiator and wooden double glazed window to the front and uPVC window to the side.

## Kitchen

15' 6" x 8' 3" ( 4.72m x 2.51m )

Kitchen with wall and base units, eye level oven, sink with drainer, plumbing for dishwasher, gas hob ( canister outside kitchen window ), extractor over, 2 velux windows and double glazed uPVC window to the rear.

## Shower Room / Utility

Suite comprising of shower cubicle, WC, wash hand basin, loft access, boiler, space for washing machine, tumble dryer and water softener, Radiator and uPVC double glazed window to the rear.

## Bedroom One

11' 6" + wardrobe x 12' 4" ( 3.51m + wardrobe x 3.76m )

Built in wardrobes, radiator, velux, wooden double glazed window to the front.

## Bedroom Two

10' 4" x 8' 4" ( 3.15m x 2.54m )

Built in wardrobes, radiator and wooden double glazed window to the front.

## Bedroom Three

8' 4" x 10' 7" ( 2.54m x 3.23m )

Built in wardrobes, radiator and wooden double glazed window to the front.

## Bathroom

Suite comprising of bath, shower cubicle, WC, wash hand basin, towel rail, radiator, airing cupboard, loft access and double glazed wooden window to the front.

## Garage / Workshop

33' 5" x 12' 9" ( 10.19m x 3.89m )

Electric and double opening doors to the front and side.

## Outbuilding One

30' 5" x 10' 7" ( 9.27m x 3.23m )

## Outbuilding Two

10' 8" x 9' 7" ( 3.25m x 2.92m )

## Outbuilding Three

9' 8" x 8' 7" ( 2.95m x 2.62m )

## Potting Shed

7' 2" x 17' 5" ( 2.18m x 5.31m )

Door and window to the front and window to the side.



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## Fakenham Road, Tittleshall King's Lynn

- SIZEABLE DETACHED COTTAGE
- TRADITIONAL BRICK AND FLINT EXTERIOR
- TRANQUIL LOCATION
- LARGE PLOT
- OUTBUILDINGS

Tenure: Freehold EPC Rating: E  
Council Tax Band: D

offers in excess of

**£450,000**



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Outbuilding First Floor



Outbuilding

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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Property Ref:  
FKM108282 - 0014

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