



The Stables, Manor Farm, OXWICK.

NR21 7HZ.
(Fakenham 3 miles).

To Let.

Rent: £1,500 pcm

to include water/sewerage charges
and garden maintenance.

Deposit: £1,500

Recently completely refurbished and renovated end-terraced Barn Conversion with deceptively spacious, tastefully converted 3 bedroomed accommodation, with oil fired central heating, double glazing and exposed beams.

The property is set in a lovely rural position with fine views over open Countryside.

The accommodation includes; an Entrance Hall, 20ft Sitting room with feature fireplace and vaulted beamed ceiling, Dining Hall, Fitted Kitchen with appliances, Utility room, 3 Bedrooms, 2 En-Suite Shower rooms, Family bathroom and a further 1st Floor Office/Bedroom.

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.

Water & sewerage bills are included in the rent. The Landlord will bill the tenant for electricity usage on a monthly basis.

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

Council Tax Band: A

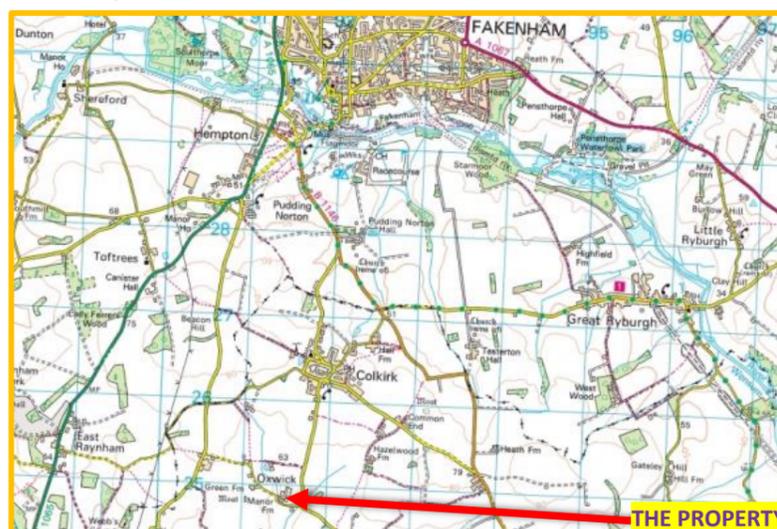
EPC: D.

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 ¼ 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

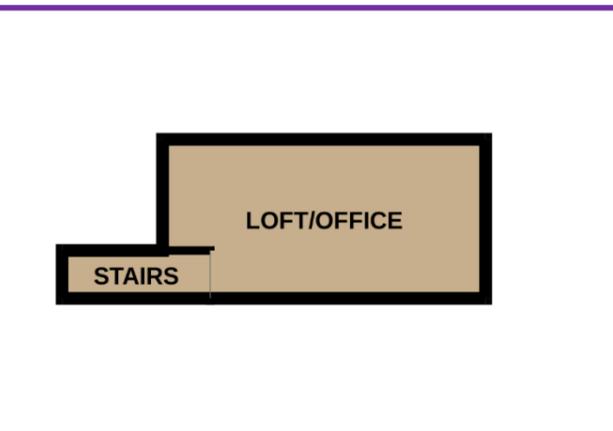
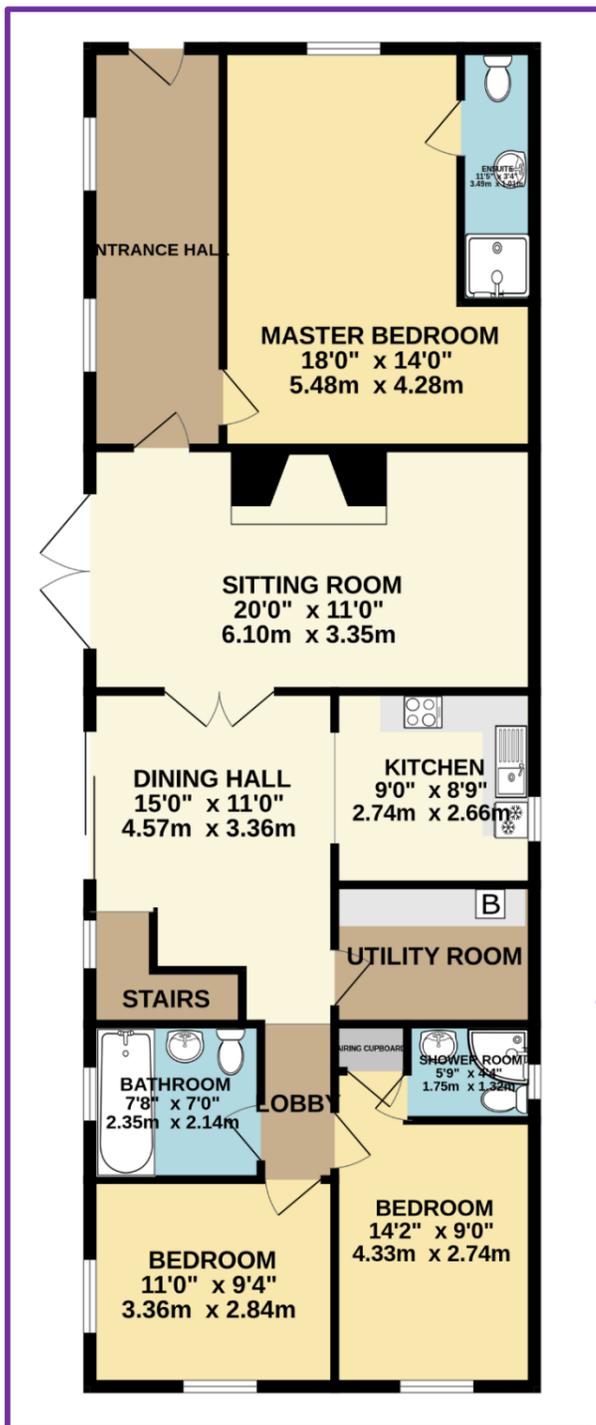
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Half double glazed front door to;

Entrance Hall: 2 feature double glazed windows. Quarry tiled floor. Hatch to roof space. Ceiling recessed spotlights. Glazed door to;

Sitting room: 20'0" x 11'0", (6.1m x 3.4m). Raised feature brick fireplace with quarry tiled hearth, wood burner & beam over. Valuted beamed ceiling with Velux roof light. Laminate floor. Twin double glazed doors to outside. Twin double, glazed doors to;

Dining Hall: 15'0" x 11'0", (4.6m x 3.7m). Part vaulted and beaed ceiling with Velux roof light. Laminate floor. Open tread staircase to first floor. Twin sliding double glazed doors to outside. Opening to;

Kitchen: 9'0" x 8'9", (2.7m x 2.7m). Stainless steel sink unit with mixer tap, set in fitted work surface with tiled splashback, and drawers, cupboards, appliance space and plumbing for washing machine under. Built-in 4 ring electric hob unit with oven under, and extractor hood over. Matching range of wall mounted cupboard units. Laminate floor. Ceiling recessed spotlights.

Utility room: 9'0" x 6'0", (2.7m x 1.8m). Fitted work top. Oil fired central heating boiler. Door to outside.

Master Bedroom: 18'0" x 14'0", (5.5m x 4.3m) max. Quarry tiled floor. Lovely views over open farmland.

En-Suite Shower room: Fully tiled shower cubicle with "Mira" fitting, and glass screen door. Low level WC. Hand basin with mixer tap, tiled splashback, and drawers under. Ceiling recessed spotlights. Tiled floor. Meters cupboard.

Inner Lobby: Hatch to roof space. Laminate floor.

Bathroom: White suite of panelled bath with mixer tap/shower fitting over and tiled surround. Hand basin with mixer tap, tiled surround and cupboard under. Low level WC. Heated towel rail. Extractor fan. Laminate floor.

Bedroom 2: 14'2" x 9'0", (4.3m x 2.7m) max. Double airing cupboard with factory lagged hot water cylinder, fitted immersion heater and slatted shelving. Beamed ceiling. Ceiling recessed spotlights.

Fully tiled En-Suite Shower room: Shower cubicle with sliding glass screen doors. Low level WC. Pedestal hand basin. Extractor fan. Tiled floor.

Bedroom 3: 11'0" x 9'4", (3.7m x 2.8m). A double aspect room with beamed ceiling and ceiling recessed spotlights.

1st Floor Loft Office/Bedroom: 15'0" x 7'4", (4.6m x 2.2m) ave. Exposed beams. Spotlights

OUTSIDE:

Immediately to the side of the property is a private garden with lawned area and patio with trellis over. To the front is a good sized, lawned garden adjoining open farmland. (The garden is shared with the adjoining properties, and is maintained by the Landlord).

There is Car Parking for 1 or 2 vehicles is available to the rear of the property, together with use of a **Shed** (by negotiation).

