

william
h brown

Select

Wyken Farm
Rattlerow
Mileham



A TRULY INDIVIDUAL PROPERTY WITH APPROXIMATELY 2000 SQUARE FEET OF ACCOMMODATION AND A PLOT OF APPROXIMATELY 7 ACRES (STMS).

A TRULY INDIVIDUAL PROPERTY WITH APPROXIMATELY 2000 SQUARE FEET OF ACCOMMODATION AND A PLOT OF APPROXIMATELY 7 ACRES (STMS).

Wyken Farm, Rattlerow, Mileham, Norfolk, PE32 2PY

2

SITTING ROOM

Wooden flooring, two windows, a feature brick fireplace with inset wood burning stove, doors to: dining/garden room and kitchen/breakfast room.

DINING ROOM/GARDEN ROOM

Tiled flooring, door to outside, two windows, stairs rise to the first floor accommodation and door to WC.

WC

Low level WC, wash hand basin.

KITCHEN/BREAKFAST ROOM

A range of base and eye level units provide storage, built in electric oven and hob with extractor above, drainer sink unit, tiled flooring, space for fridge and the breakfast area can accommodate a generous dining table. Doors to the utility room and conservatory.

UTILITY ROOM

Tiled flooring, drainer sink unit, door to scullery.

SCULLERY

Tiled flooring, door to outside.

CONSERVATORY

Tiled flooring, doors to both aspects and further door to ground floor bedroom.





Select





GROUND FLOOR BEDROOM

A double bedroom with doors to the en-suite shower room and additional bedroom/study.

EN-SUITE SHOWER ROOM

Low level WC, wash hand basin, shower cubicle.

STUDY/BEDROOM FOUR

A generous space with dual aspect windows.

LANDING

Offering access to both first floor bedrooms and bathroom

PRINCIPAL BEDROOM

A double bedroom with a window and offers access to an en-suite.

EN-SUITE

Low level WC, wash hand basin

BEDROOM TWO

A double bedroom with a window.

BATHROOM

Low level WC, wash hand basin and bathtub.





EXTERNAL

The house sits centrally and offers plenty of parking and a pretty front garden. To the rear, the garden is mainly laid to lawn with bordering containing mature plants and shrubs. A large, paved patio area provides an area for outside seating during the warmer months of the year. There is a double garage with direct access to the utility room that lends itself to conversion should a potential purchaser



have a need for further ground floor living accommodation.

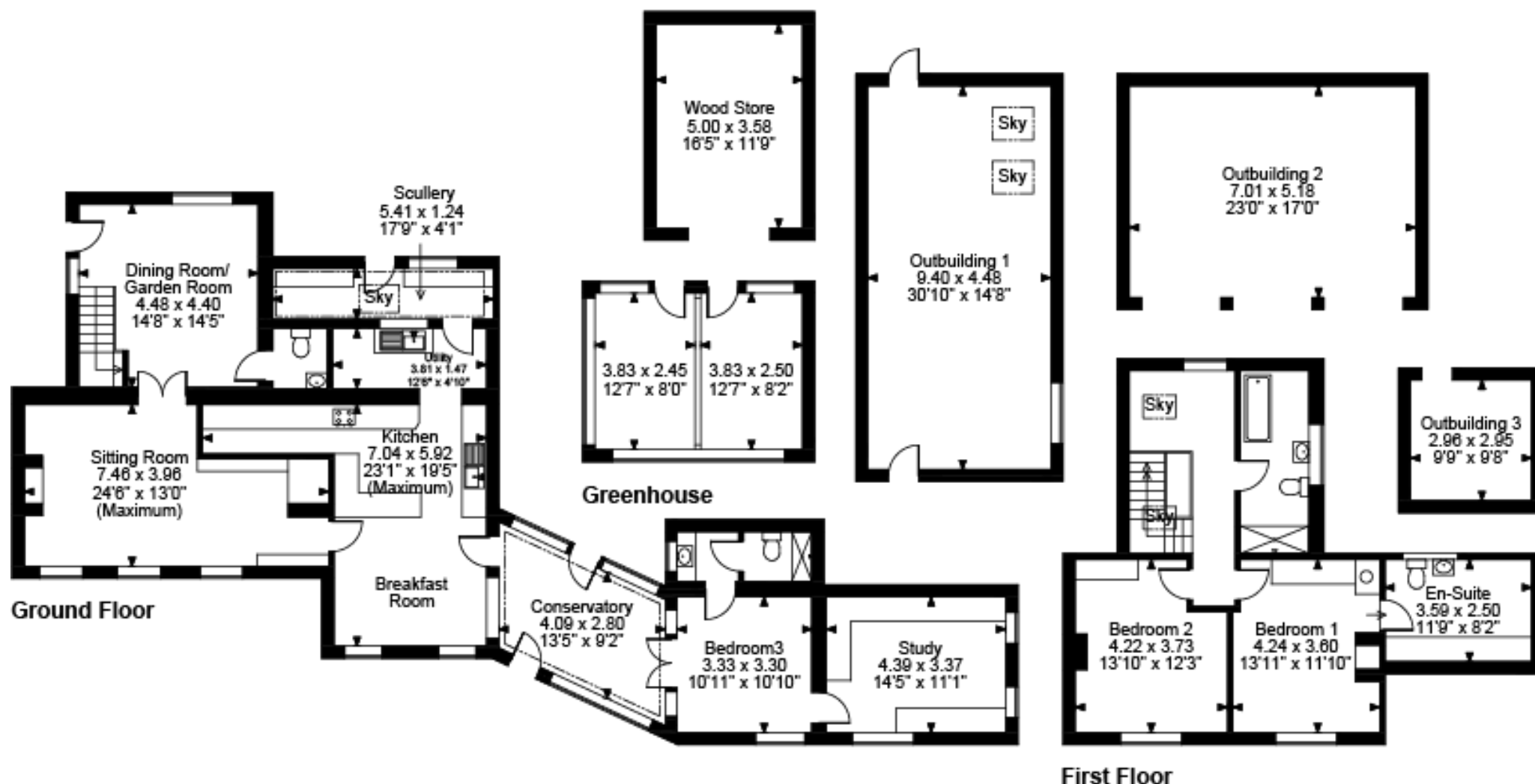
AGENTS NOTES

There are two wind turbines on the land. We understand that one belongs to a neighbouring property. We are currently seeking further information.

The property is not registered with land registry and any enquiries relating to the property should be investigated by your conveyancer including all relevant searches for the area. We have therefore been unable to verify and are limited to the material information that relates to this property. If there is any point which is of particular importance to you, please contact the branch and we will endeavour to check for you, especially if you are contemplating travelling some distance to view the property.



Wyken Farm, Rattlerow, Mileham, King's Lynn, Norfolk



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8671790/JRD

Select

£600,000

This three-bedroom home is offered to the market with no onward chain and is located on the edge of the popular rural village of Mileham. This unique property offers generous accommodation in excess of 2000 square feet and stands on a stunning plot of approximately 7 acres (STMS). The ground floor accommodation comprises: - sitting room, dining/garden room, study (which comes off of the ground floor bedroom and could be used as a fourth bedroom) kitchen/breakfast room, utility room, cloakroom and conservatory. To the first floor there are two double bedrooms, one with an en-suite and a bathroom. Externally there are three outbuildings and a greenhouse. The outbuildings do require some refurbishment.



Location

Mileham itself is situated between Dereham, Swaffham and Fakenham meaning easy access to local amenities. It is a small village with a wonderful communal feel comprising both modern and period houses, a Post Office/Store, Church and village hall hosting a number of social activities with attractive well-wooded surrounding countryside.

EPC Rating: F

Council Tax Band: C

Tenure: Freehold

Viewing by appointment with our
Select Consultant on

01603 221797

or email select.norwich@sequencehome.co.uk

William H Brown, 5 Bank Plain, Norwich, Norfolk NR2 4SF



1. MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, Home Report or, under former legislation a Home Information Pack, is held for this property, it is available for inspection at the branch by appointment. If you require a printed version, you will need to pay a reasonable reproduction charge reflecting printing and other costs. 6. We are not able to offer an opinion either verbal or written on the content of the Home Information Pack and this must be obtained from your legal representative. 7. While we take care in preparing the HIP, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.