



Great Mans Way, Stoke Ferry, Kings Lynn, PE33 9SZ, Norfolk

Well presented and recently updated starter equestrian property / small holding with around 2 ACRES (stms) paddocks, and outbuildings including stabling and 28' garage/workshop, on a no through road location..

Well presented and recently updated starter equestrian property / small holding with around 2 ACRES (stms) paddocks, and outbuildings including stabling and 28' garage/workshop, on a no through road location..NEW INSTRUCTION: Contact ECR Properties 01449 711727 for further information.Energy Efficiency Rating: To be confirmed Woodlands offers an ideal opportunity for somebody looking to have a property for a small holding or equestrian use and has around 2 ACRES (stms). The three bedroom single storey property is located on a no through road. The flexible and well-presented accommodation has been updated throughout by the current owners to include new pvc double glazing, a new boiler, a new conservatory and a new kitchen. A large timber garage / workshop, stabling and fencing have been added outside. There is a separate shared access way to the land and outbuildings to the rear of the property. Accommodation Entrance hall, sitting room, kitchen/dining room, utility room, conservatory, three bedrooms, family bathroom Outside Front and rear gardens, land with separate gated access, 24' x 28' garage/workshop, 15' x 9' storage container, stable block with two stables, tack room, hay store, field shelter, greenhouse, extensive parking Approximate distances Kings Lynn 15 miles; Downham Market 8 miles; Thetford 17 miles; Bury St Edmunds 27 miles; Norwich 44.5 miles Local Notes Stoke Ferry is located on the River Wissey and has a post office and village store. There is good local out-riding from the village. Entrance Hall Tiled floor with airing cupboard housing hot water cylinder, door to the kitchen/dining room and inner hallway The Inner Hall Doors to sitting room, family bathroom and bedrooms Sitting Room 18'10" x 16'1" (5.74m x 4.90m) Dual aspect with windows to front and side, fireplace with brick surround and hearth with woodburner Kitchen/Dining Room 16'2" max x 15'1" max, 'L' shaped (4.93m max x 4.60m max, 'L' shaped) Dual aspect room with views to front and rear. Fitted with wall and base units with work surface over, 1 1/2 bowl ceramic sink, space for free standing cooker with extractor over and space for fridge freezer. Utility Room 7'2" x 7' (2.18m x 2.13m) Window to front aspect, wall units, storage cupboard, Grant boiler, and loft access, door to conservatory. Conservatory Door to rear garden Bedroom one 16' x 10' (4.88m x 3.05m) Bedroom two 12'8" x 8'10" (3.86m x 2.69m) Bedroom three 12'8" x 9'3" (3.86m x 2.82m) Family Bathroom Window to rear aspect, panel bath, shower cubicle with electric shower, wash hand basin in vanity unit, low level wc. Outside Woodlands faces open fields and the garden to the front is enclosed by post and rail fencing. There is a shingle driveway with parking area to the front. The gardens to the front and rear have lawned areas and are part enclosed by a mature hedge. There is a vegetable garden to the rear. A pedestrian gateway leads to the land and outbuildings. A separate shared access driveway also leads to the land and outbuildings to the rear of the property. Garage / workshop Approximately 28' x 24' Timber construction with double doors and pedestrian door. Equestrian facilities Two timber stables, approximately 12' x 12' and 10' x 12', hay shed and feed store, behind fenced and gated coral. Electricity connected. Paddocks Post and mains electric fenced. Field shelter. To the rear boundary there is an access to Little Mans Way Kings Lynn and West Norfolk Council Council Tax Band CEEP Rating TBA Services Private drainage. Mains water and electricity.

BASE INFORMATION:

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| Bedrooms | : 3 |
| Bath | : 1 |