



Thornham Road

Methwold, IP26

Guide price £600,000

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Description

Guide Price £600,000 - £650,000. This executive, detached family home offers three large reception rooms, six well-proportioned bedrooms as well as excellent annexe potential (stpp) within substantial outbuildings currently comprising two triple garages and two expansive workshops, as well as an office.

Upon entering this stunning home you will find a welcoming entrance porch with ample space to remove coats and shoes, before entering the lounge, with a brick fireplace and stairs leading to the first floor landing. There is a commodious dining room, with patio doors overlooking the surrounding gardens, and a separate family/ sitting room at the front of the property.

The property boasts a large kitchen/ breakfast room offering a range of wall and base level units, including impressive glass display cabinets, a sink and drainer unit, integrated cooker and electric hob with an extractor hood fitted over plus a useful larder/ storage room. There is also a door leading to a small lobby, providing additional space for appliances, in addition to a cloakroom W.C and rear porch with doors leading outside to the garden.

Upstairs the house enjoys six well-proportioned bedrooms and a family bathroom which comprises W.C, wash hand basin, corner bath and a separate shower cubicle.

This unique home occupies a generous plot, with attractive open views beyond a lawned garden that wraps around the entire property, and a large block paved driveway behind secure, double gates. The driveway provides an abundance of off street parking and leads to the wealth of outbuildings, currently comprising two triple garages and two workshops.

The outbuildings offer versatility and would be perfect for a multitude of uses, with excellent annexe potential subject to the necessary planning permission. There are two electric doors, power, light as well as an inspection pit and office in one of the two garages.

Measurements

Entrance Porch - 7'3" x 4'9"

Cloakroom W.C - 5'5" x 2'9"

Lounge - 22'4" max (16'9" min) x 20'6" max (18'8" min)

Dining Room - 21'4" x 15'1"

Family Room - 20'11" max (10'2" min) x 16'9" max (11'4" min)

Rear Porch - 11'4" x 5'00"

Kitchen/ Breakfast Room - 23'9" x 9'8"

Larder/ Storage - 10'3" x 4'8"

Bedroom - 14'10" max x 11'8" max

Bedroom - 11'5" x 10'9"

Bedroom - 11'5" x 9'10"

Bedroom - 10'10" max x 10'00" max

Bedroom - 11'3" x 6'10"

Bedroom - 9'7", plus depth of built in wardrobe x 6'10"

Family Bathroom - 9'7" x 8'00"

Triple Garage - 34'3" max x 17'5" max

Workshop - 28'01" x 12'7"

Triple Garage - 37'11" max (27'9" min) x 28'6" max (10'00" min)

Workshop - 20'4" x 18'2"

Tel: 01842 818282

Anti-money Laundering (AML) and Identification

We are supervised by HMRC and, as such, have an obligation under anti-money laundering regulations to conduct anti-money laundering checks on all potential buyers and sellers. We have partnered with Coadjute who will securely manage these checks on our behalf.

Once an offer is accepted (subject to contract) Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £27+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service.

These anti-money laundering checks must be completed before we can send a Memorandum of Sale to solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

Agents Note

This property is served by septic tank drainage.

Council Tax Band - Kings Lynn & West Norfolk, F.

Molyneux Estate Agents has not tested any fixtures and fittings, services or appliances in this property

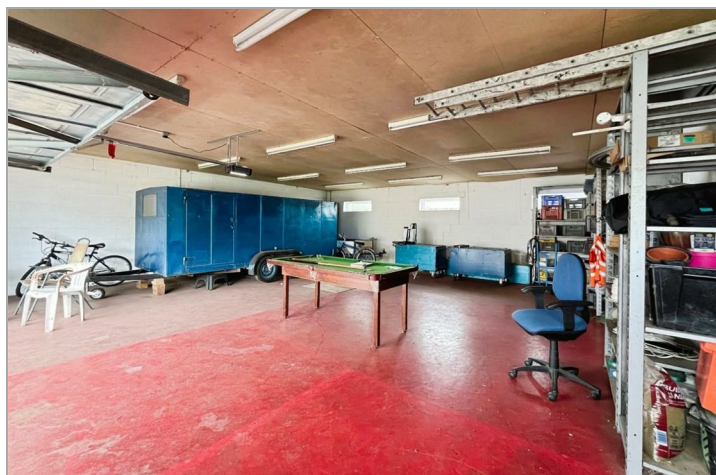
and cannot guarantee that they are in working order.

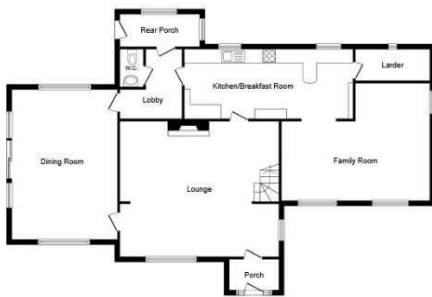
Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon.

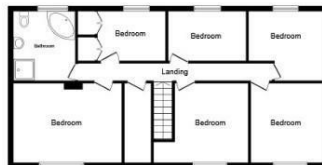
Items shown in photographs are not included unless they are detailed within the sales particulars. They may be available by separate negotiation. Please contact the agent with regards to this.

The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.





Ground Floor



First Floor

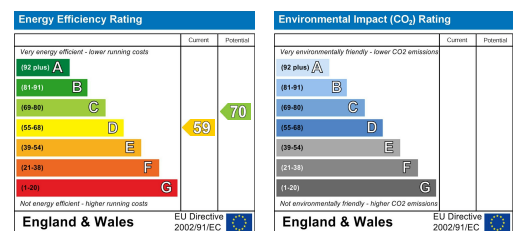


Outbuilding

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io

Viewing

Please contact our Brandon Office on 01842 818282 if you wish to arrange a viewing appointment for this property or require further information.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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