

**Spot Farm, Sandy Lane, South Wootton,
King's Lynn, Norfolk, PE30 3PF**



Cruso & Wilkin



SPOT FARM

SANDY LANE, SOUTH WOOTTON, KING'S LYNN, PE30 3PF

Sole Agents:
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Solicitors:
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Introduction:

Accessed directly from Sandy Lane, Spot Farm's sweeping in and out driveway provides ample off-road parking for multiple vehicles. To the centre is a lawned area with mature shrubs and trees. There is hedging to the right hand boundary and fencing to the left. Attached to the property is an extensive carport measuring approximately 8m x 2.5m, this provides storage space and access to the rear of the property, as well as access into the store room behind the Garage. There is also gated pedestrian access to the right hand side of the property.

Spot Farm benefits from the following accommodation:-

GROUND FLOOR

Porch:

Brick built porch with tiled roof. Wooden entrance door with glass panel. Wooden framed single glazed window to each side aspect and two to front aspect. Doorbell. Door to;

Entrance Hall:

Parquet flooring. Stairs to the first floor with under stairs cupboard and recessed area. Radiator and wall mounted lights. Wooden framed double glazed window to front aspect. Double doors leading into Dining Room, door leading into Living Room, door leading into Dining Area and door to Cloakroom.

Cloakroom:

Wooden framed double glazed obscured window to front aspect. W.C. Pedestal hand wash basin with hot and cold taps over and tiled splash back. Shaver point.

Living Room: (5.72m x 4.85m 18'9" x 15'11")

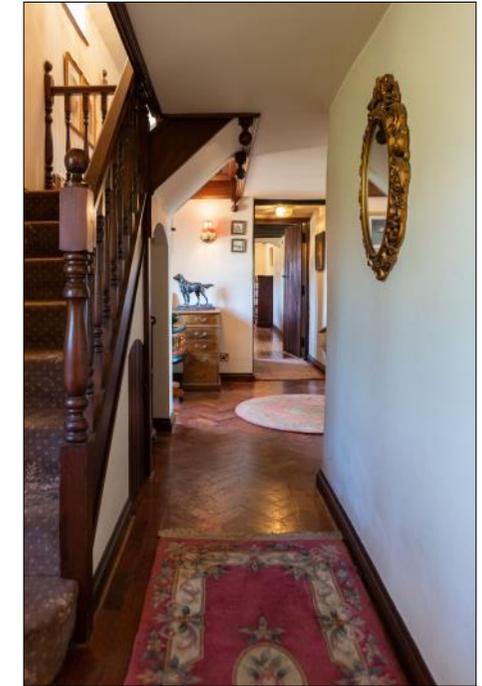
Wooden framed bay window to rear aspect with double glazed units and built in window seat overlooking the rear garden. Wooden door with double glazed panels to rear aspect. Brick fireplace with tiled hearth and substantial wooden mantle housing multifuel burner. Two wall mounted radiators and six wall mounted lights. TV Point.

Dining Room: (4.20m x 3.88m 13'9" x 12'9")

Wooden framed double glazed window to rear aspect. Brick fireplace and beamed ceiling. Two wall mounted radiators and four wall mounted lights. Door leading into Kitchen.

Dining Area: (3.38m x 2.78m 11'1" x 9'2")

Wooden framed double glazed window to front aspect. Wood effect ceramic tiled flooring. Radiator and heating control. Opening to Snug and opening to Kitchen.





Snug: (3.95m x 3.16m 13' x 10'4")

Wood effect ceramic tiled flooring. Two wooden framed double glazed windows to front aspect and one to side aspect. TV Point, radiator and two double wall mounted lights.

Kitchen:

Doors leading into the Sun Room and the Dining Room. Two wooden framed double glazed windows to rear aspect. Wood effect ceramic tiled flooring. Range of matching wall and base units with granite worktop and inset granite sink and drainer unit with hot and cold mixer tap over. Part tiled walls, space and plumbing for dishwasher. Space for electric range cooker. Radiator. Door to second staircase and door to utility area.

Utility Area:

Access from the Kitchen and positioned under the second staircase this utility area is also used as access into the Store Room.

Store: (4.52m x 3.18m 14'10" x 10'5" to include partitioned area)

Concrete floor, window to rear aspect. Power and light. Partitioned area partially made into cloakroom. Space and plumbing for washing machine, space for dishwasher. Door leading into Garage. Door leading into Car Port.

Garage: (5.10m x 3.40m 16'9" x 11'2")

Power and light, up and over door to front aspect.

Sun Room: (5.42m x 3.51m 17'9" x 11'6")

Wood effect laminate flooring. Wooden framed double glazed windows to each side aspect and bay to rear aspect. Door to side aspect and patio doors to side aspect. Glass roof. TV Point.

FIRST FLOOR

Galleried Landing: (8.12m x 2.50m 26'7" x 8'2")

Two wooden framed double glazed windows to front aspect. Walk in Airing Cupboard containing shelving. Opening onto Rear Landing and Doors to;

Master Bedroom Suite: (5.92m x 4.19m 19'5" x 13'9")

Dressing area with airing cupboard and step up to main bedroom area. Two wooden framed double glazed windows to side aspect and one to rear aspect. Two wall mounted radiators and feature fireplace. Door to En-Suite Bathroom from Dressing Area:



En-Suite Bathroom: (2.46m x 2.44m 8' x 8')

Wooden framed double glazed window to front aspect. Fully tiled walls, radiator. Three piece bathroom suite comprising of; W.C. hand wash basin set in vanity unit with hot and cold taps over, corner bath with thermostatic shower over. Two wall mounted lights and shaver point.

Bedroom Two: (4.74m x 4.06m 15'6" x 13'4")

Wooden framed double glazed window to rear aspect. Radiator. Door to;

En-Suite Shower Room:

Tiled flooring and fully tiled walls. Access to loft. Obscured window to rear aspect. Fully enclosed accessible shower unit with glass sliding doors and thermostatic shower. W.C. Hand wash basin set in vanity unit with light and mirror over, heated towel rail.

Rear Landing:

Wooden framed double glazed window to front aspect. Feature alcoves. Doors to;

Bedroom Three: (4.06m x 3.40m 13'4" x 11'2")

Wooden framed double glazed window to side aspect. Radiator. Door to storage area in eaves potential En-Suite.

Bedroom Four: (3.16m x 2.83m 10'4" x 9'3")

Wooden framed double glazed window to rear aspect. Quadruple wardrobe with hanging rail and shelving, double wardrobe with hanging rail and shelving.

Family Bathroom:

Wooden framed double glazed obscured window to rear aspect. Four piece bathroom suite comprising of; W.C. Pedestal hand wash basin with hot and cold taps over, bidet with hot and cold mixer tap over, bath with hot and cold mixer tap also having shower attachment over. Fully tiled walls.

Rear Garden:

Patio area overlooked by Living Room, Dining Room and Sun Room. Lawn area. Landscaped garden mainly laid to lawn with mature shrubs and hedging. Enclosed area to rear of Car Port laid to gravel and patio enclosed by high quality dog fencing. Main garden area bordered by hedging. Further area to rear of garden





GENERAL INFORMATION

Services:

Independent mains water, mains electricity, domestic drainage to private Systems within the curtilage of the property. Independent oil fired boilers servicing hot water and domestic heating. Solar panels to obscured roof pitch.

Outgoings:

All existing outgoing, drainage rates, wayleaves, easements (where applicable) will be apportioned up to completion.

Method of Sale:

The property is initially offered for sale by private treaty as a whole. The Vendors and their Agents reserve the right to invite best and final offers within a predetermined timescale if there is a substantial level of interest.

Viewing:

Viewing is strictly by prior appointment **only** with the Vendors' Sole agents, Cruso & Wilkin. Tel: 01553 691691

Tenure and Possession:

The property is offered freehold and vacant possession will be given upon completion.

EPC:

Agents awaiting EPC.



Council Tax:

Council Tax is payable to The Borough Council of Kings Lynn and West Norfolk the current banding **Band F**. The Council Tax payable for 2020/2021 is £2,660.01.

Outgoings:

All existing outgoing, drainage rates, wayleaves, easements (where applicable) will be apportioned up to completion.

Agents Note:

Please be aware the property is being sold on behalf of the Estate of the late Mr Bernard Matthews, who was a Partner of the firm of Cruso & Wilkin.

Town and Country Planning:

The property is offered subject to any existing Development Plan, Tree Preservation Order, Ancient Monument, Town Planning Schedule, or Resolution which may be or may come into force. The Purchasers will be deemed to have full knowledge

Boundaries, Plans, Areas Schedules and Disputes:

The Purchaser will be deemed to have full knowledge of the boundaries and areas and any mistake or error shall not annul the sale or entitle any party to compensation in respect thereof. Should any dispute arise as to the boundaries or any points arise on the general remarks, stipulations, particulars, schedule, plan or the interpretation of any of them, questions shall be referred to the selling Agents whose decision acting as experts shall be final.



Measurements and Other Information:

All measurements are approximate and areas as based upon Ordnance Survey data. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Money Laundering Regulations:

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.

Photographs & Particulars prepared September 2020.

IMPORTANT NOTICES:

Cruso & Wilkin for themselves and for the Vendors or Lessors of this property, whose Agents they are, give notice that :

1. All statements contained in these particulars as to this property are made without responsibility on the part of Cruso and Wilkin, their joint Agents or the Vendors or Lessors
2. These particulars are set out as a general outline for the guidance of intending Purchasers and do not constitute any part of an offer or contract.
3. All descriptions, dimensions and references to conditions necessary permission for use and occupation and other details are given, having (for the purposes of Consumer Protection from Unfair Trading Regulations 2008) taken all reasonable steps to avoid committing an offence. Nonetheless, such statements do not constitute any warranty nor representation by the Vendor. Further, such statements are accurate only to the best of the present information and belief of the Vendor.
4. We have not been instructed to carry out a physical survey of the property, a structural survey, nor to test any of the services, fixtures, fittings or appliances which pass through, in, on, over or attached to the property (whether referred to or not within these particulars).
5. No person in the employment of Cruso & Wilkin has any authority to make or give any representations or warranty whatever in relation to this property, nor is such representation or warranty given by Cruso & Wilkin or the Vendors of the property.
6. It is the responsibility of any intending Purchaser to satisfy himself as to the basis upon which he makes an offer. The making of an offer for the property will be taken as an admission by the intending Purchaser:-
 - (a) that he has relied solely upon his own judgment; and
 - (b) to the extent that he has not personally verified the information in these particulars, he has noted and accepted the qualification and disclaimers set out in 2 above; and
 - (c) that in entering into any contract pursuant to any such offer, he shall have relied solely upon his own inspection and enquiries and has satisfied himself of boundaries and all other matters and the terms of such contract.



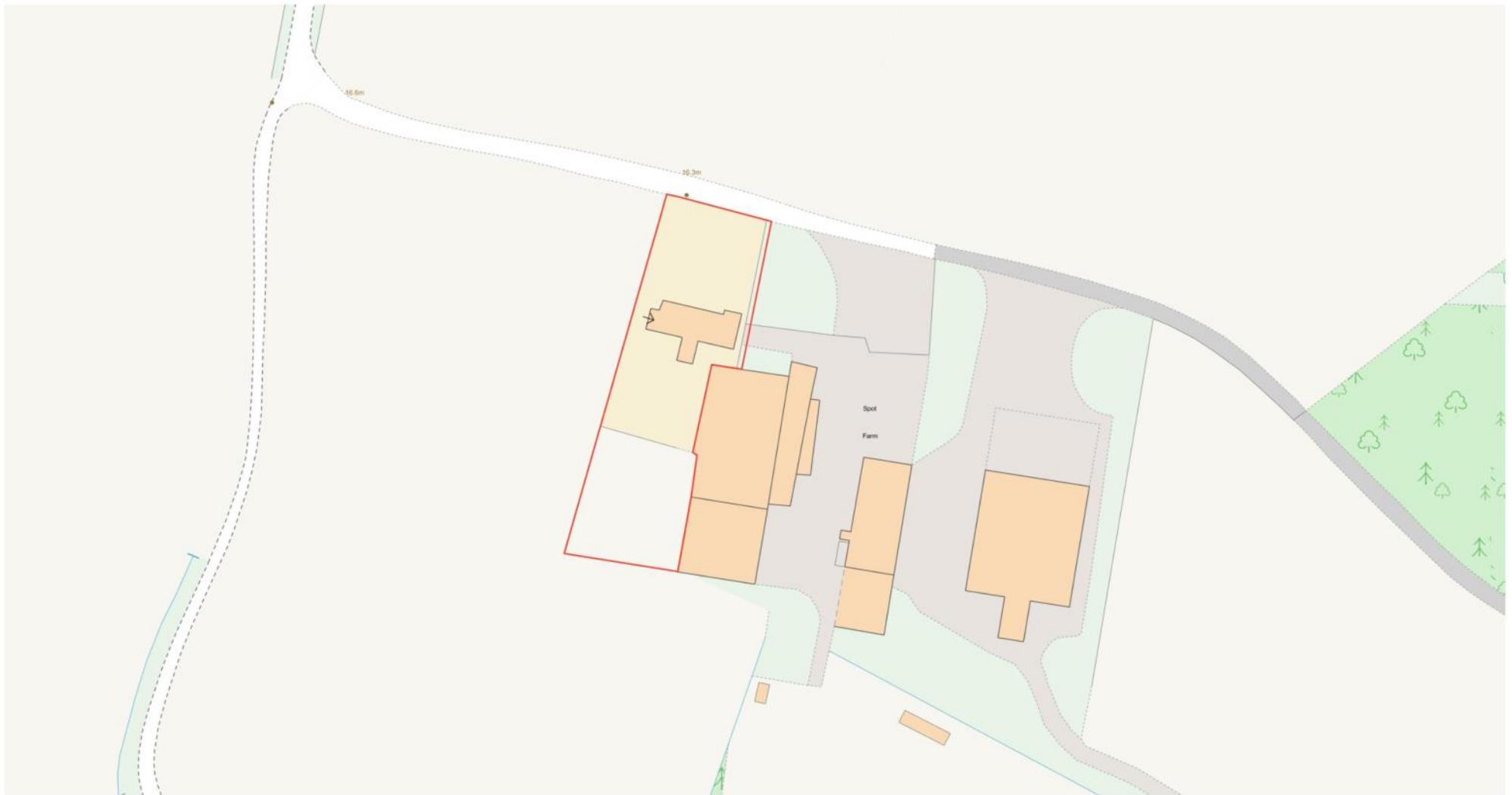
Spot Farm
Not To Scale
For Identification Purposes Only

Ground Floor



First Floor





Produced on Sep 7, 2020.

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NL/BB

20 m

Scale 1:1250 (at A4)



This plan is published for the purpose of identification only, and, although believed to be correct its accuracy is not guaranteed.

DATE: SEPTMEBER 2020

