

ELM TREE FARM

ASHWICKEN | KING'S LYNN | NORFOLK PE32



BARRY L HAWKINS

Independent Auctioneer and Land Agent



A 5-bedroomed farmhouse with extensive brick-built barns and garages, cattle yard and common right land (The Leziate Fen)

HIGHLIGHTS

- 102 acres of common land with the sole right to graze cattle and harvest timber
- 24 acres of permanent pasture with post and rail fenced paddocks that adjoin the farmhouse
- A 5 bedroomed carrstone sipps and natural stone-faced farmhouse
- A private tree lined drive leading to the farmhouse, yard, 4 garages & workshop with loft conversion above and traditional barn
- Poles barns and stockyard
- Solar panels on the garage complex generating an annual income



ACCOMMODATION

- 5 bedrooms
- Master bedroom with ensuite dressing room & bathroom
- Entrance Hall
- Utility/ boot room
- Sitting Room
- Office
- Family bathroom
- Snug room
- Sun room
- Dining room/hall
- Kitchen
- Cloakroom/ Washroom
- Gun room & pantry
- 4 Garages with workshops
- Barn complex with loft above



Location

Elm Tree Farm is located adjacent to the Leziate Fen near the desirable village of Ashwicken.

Ashwicken is a sought after semi-rural village approximately four miles east of King's Lynn with a Primary School recently rated 'good' by Ofsted (March 2017). The neighbouring village of Gayton 2.5 miles away offers the nearest facilities including a public house serving food, a filling station with post office and shop, hairdressers, church, a butcher's shop and a village hall. The market town of King's Lynn offers a wider range of educational, leisure and shopping facilities. There is a main line rail link to London King's Cross in 1hr 40mins.

Description

Within easy commuting distances of King's Lynn, Downham Market, Swaffham and Marham, with easy access to the North Norfolk Coast, this idyllic farmhouse has recently been extended and modernised. The property is on the edge of the village adjoining Ashwicken and Pott Row. This beautiful farm comprises of approximately 24 acres of permanent pasture and 104 acres



of common right grazing land immediately adjoining the 5-bedroomed carstone sipp faced farmhouse that provides up to 1214.8 sqft (112.8 sqm) of accommodation with a separate brick-built barn complex including traditional barn 4 garages, workshops, secure stores, two addition car ports with a large loft above. The barn benefits from solar panels installed on the roof above the garages.

Elm Tree Farmhouse

Ground Floor Accommodation

ENTRANCE HALL Front porch with half-moon window over the front door leading to a spacious entrance hallway/ dining hall.

DINING HALL (14'6" X 12'10") The dining hall is south facing with stairs leading to the first floor accommodation, with openings to kitchen, snug, study/office and sitting room.

KITCHEN (16'0" X 9'11") Kitchen solid oak units under marble tops with many original features, cooker and white goods incorporated into the units, door leading to rear utility room and pantry.



UTILITY ROOM (15'11" X 9'11") An array of built-in fitted cupboards double sink under window overlooking rear garden, oiled fired boiler with door lead to the rear entrance hall and W.C. a further door leading to the second utility gunroom and pantry.

UTILITY ROOM 2 (8'10" X 4'5") Fitted units under worktop, electric cooker, door leading to the gunroom.

GUNROOM (7'11" X 4'0") Worktop with fitted cupboards under and a 10 gun secure gun cabinet with door leading the pantry.

PANTRY (8'11" X 7'4") Provides plenty of storage with fitted shelving and window overlooking rear garden.

GARDEN ROOM (14'5" X 12') Glazed French Doors leading out to south garden and south facing windows to front, radiators and pendant lights with Velux roof lights creating a light and airing room.

SNUG / FAMILY ROOM (14'11" X 12'10") A warm cosy room with open fireplace under stairs cupboard double glazed window overlooking front garden.



OFFICE / STUDY (14'9" X 6'11") French doors leading to front garden and window overlooking the garden to the east.

SITTING ROOM (20'9" X 14'9") A spacious room with a large beamed inglenook fireplace with large windows overlooking the gardens.

First Floor Accommodation

FIRST FLOOR LANDING Stairs from dining hall leading to landing with doors leading to 5 bedrooms and the family bathroom.

MASTER BEDROOM (16'8" X 14'8") With windows facing the east and south providing good light into the room, radiator. Door leading to:

DRESSING ROOM (10'8" X 5'4") Walk through dressing room with fitted wardrobes and dressing table under window facing the eastern gardens with door leading to:

ENSUITE BATHROOM (10'9" X 7'11") A large double ended bath/jacuzzi set in alcove with tiled surround washbasin with and mirror and shaving point over and WC window overlooking rear garden.





BEDROOM TWO (14'11" X 13'8") Southern aspect windows, radiator, cupboard.

BEDROOM THREE (15' X 12'7") Window overlooking southern and western garden radiator with two cupboards/wardrobes and original fireplace.

BEDROOM FOUR (10'9" X 13'2") Windows overlooking rear gardens, radiator and wardrobe.

BEDROOM FIVE (8'7" X 6'1") Windows overlooking northern aspect, radiator and wardrobe.

FAMILY BATHROOM (11'10" X 8'1") Spacious bathroom with a large walk-in double fully tiles shower, fitted worktop with washbasin and WC, window overlooking rear garden.

Outside

The property is accessed by its own private tree lined drive enclosed with an automated gate with plenty of parking on the tarmac drive leading front yard. barn style complex comprising of 4 garages with a large loft space

above under a clay-tiled roof. Adjoining the main barn is a traditional stone-faced barn and to the rear are two open carports plus a large workshop and store rooms. The is surrounded by well-maintained gardens enclosed by hedging and a low stone wall, there are brick laid patio areas to the front and rear of the property. With traditional brick-built dog kennel in rear garden.

MAIN BARN A traditional stone-faced barn under clay tiled roof with large double timber doors measuring 24'2" x 16'11".

FOUR GARAGES Four large garages accessed via four individual double timber doors leading a large workshop to the rear measuring 36'10" x 13'7" with 3-phase electrical supply. With two further car ports to the rear of the building.

A FURTHER WORKSHOP and ground floor **STORAGE** with stairs leading up to large **INSULATED LOFT** above measuring 46' x 20'4".

STOCKYARD The stockyard comprises of three large pole timber metal clad barns providing ample storage for hay/straw and machinery as well as cattle.



PADDOCKS AND FEN The permanent pasture grazing land extends to approximately 24 acres (9.7ha) which is divided into 4 fenced paddocks adjoining the house and fen. Woods extends to 1.56 acres (0.6ha),

LEZIATE FEN Elm Tree Farm has the benefits of the register full common rights to the common land known as Leziate Fen. The particulars of the right of common it is exercisable to graze cattle and take timber, gorse, firs, bushes and underwood (a right of estovers) over the whole of the land comprised in the registered unit number CL145.

Schedule of Areas

| Name | Field Number | Cropping | Area (ha) | Area (Acres) |
|-------------|--------------|-------------------|-----------|--------------|
| Leziate Fen | CL145 | Common right Land | 41.55 | 102.65 |
| | 7737 | Permanent Pasture | 2.69 | 6.68 |
| | 5837 | Permanent Pasture | 2.58 | 6.38 |
| | 6723 | Permanent Pasture | 2.15 | 5.32 |
| | 8115 | Permanent Pasture | 0.73 | 1.79 |
| | 9106 | Permanent Pasture | 1.51 | 3.72 |

Environmental Schemes

The land is entered in an Entry Level Scheme Country Stewardship Scheme.

Development Overage

The property is to be sold without any development overage in the contract.

Statutory Designations

The Leziate Fen is a designated site that is subject management regulations of a Site of Special Scientific Interest.

Nitrate Vulnerable Zone (NVZ) the area is designated as being at risk from agricultural nitrate pollution.

Solar Panels

Photovoltaic panels were installed to the roof of the barn complex in 2012 generating power that produces an income via the FIT.

Sporting

All Sporting rights are included within the farm in so far as they are owned.

Wayleaves & Easements

The property is sold subject to and with the benefit of all rights including rights of way whether public or private, light, support, drainage, water, electricity supplies and other rights, obligations, easements and quasi easements and restrictions, restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

Outgoings

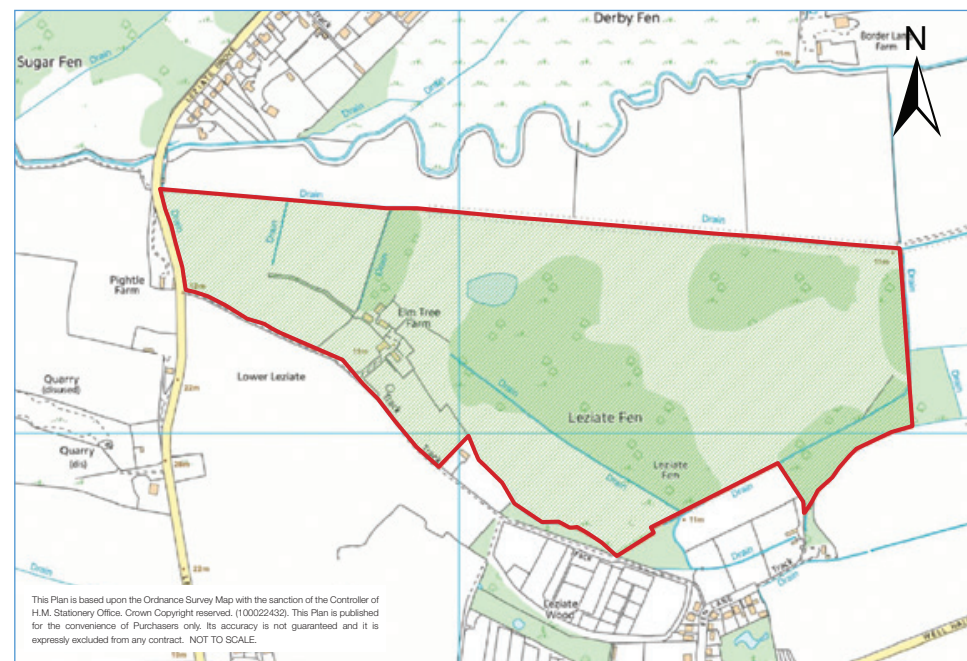
All drainage and water rates, taxes and all other outgoing to the relevant statutory authority.

Tenure & Possession

Freehold and common rights with vacant possession on completion.

Method of sale

By private treaty.



Services

The property is connected to mains water and electricity with oil fired central heating and a septic tank fowl drainage system.

Local Authority

Borough Council of King's Lynn & West Norfolk T: 01553 616200.

Areas and Plans

All plans are for identification purposes only photographs were taken in October 2018.

Boundaries

The vendor and agent will make reasonable efforts to specify the ownership of boundary hedges, fences and ditches etc, but will not be bound to determine

these. The property is available for inspection and the purchaser will be deemed to have satisfied themselves as to the ownership of the boundaries.

Viewings

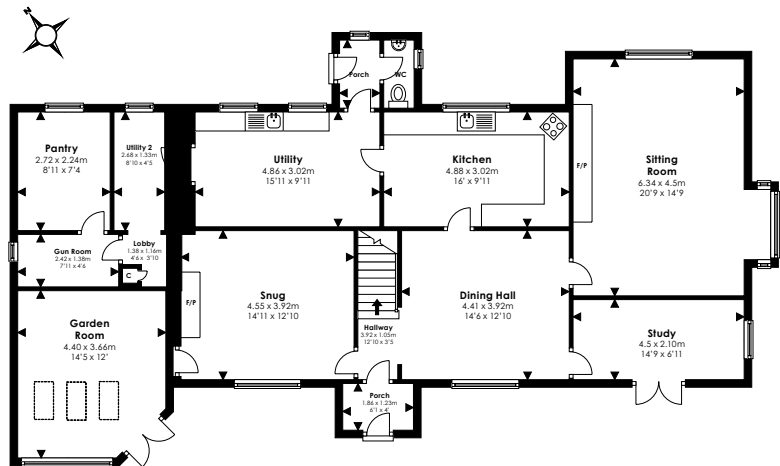
All enquiries should be directed to: Marcus Hawkins (marcus@barryhawkins.co.uk) at The Estate Office, 15 Lynn Road, Downham Market, Norfolk, PE38 9NL. T: 01366 387180

As always potential hazards exist on working farms and it is requested that all viewings are undertaken with care in regard to safety, in particular in regard to any areas in and around buildings.

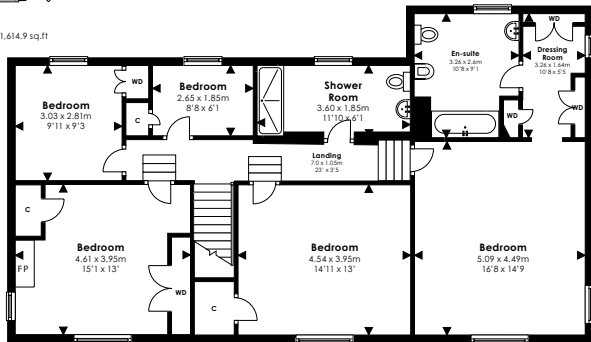
FLOOR PLAN

Approximate Gross Internal Floor Area
Main House: 262.8 sq.m (1,829.5 sq.ft.)

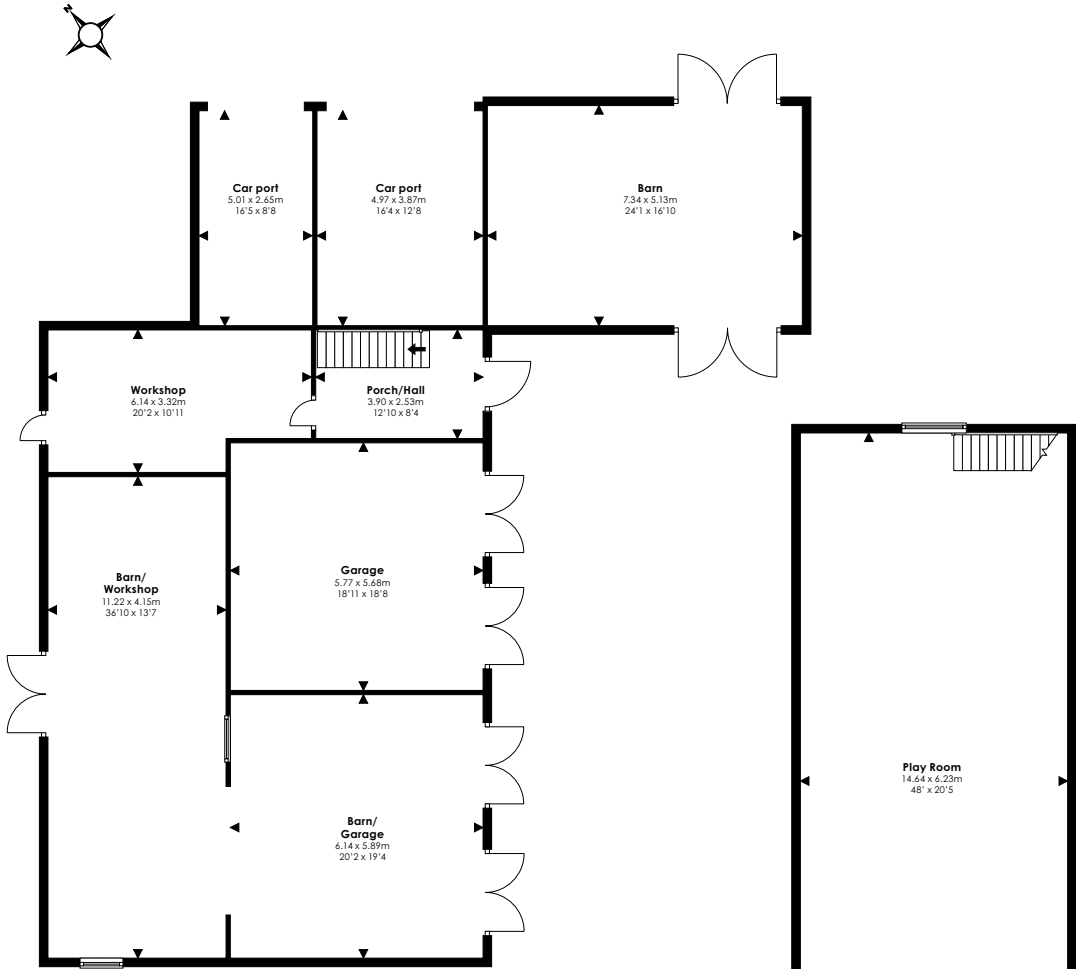
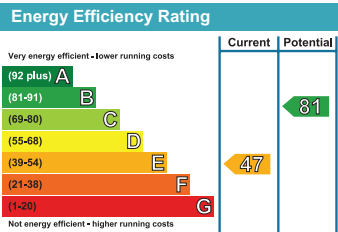
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars



Ground Floor
Approx. 1150 sq.m / 1,614.9 sq.ft



First Floor
Approx. 112.8 sq.m / 1,214.6 sq.ft



Ground Floor
Approx. 219.0 sq.m / 2357.5 sq.ft

First Floor
Approx. 91.2 sq.m / 981.6 sq.ft



IMPORTANT NOTE 1. 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. 2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. 3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. 4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. 5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither sequence (UK) limited nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

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