



 **BARRY L HAWKINS**  
Independent Auctioneer and Land Agent

# SILVER BIRCHES

FAIRSTEAD DROVE, SHOULDHAM, KING'S LYNN, NORFOLK PE33 0DL

# The Property

*A modern detached country property with chalet in the grounds with equestrian facilities including a manege, stables and approximately 3.45 acres of paddocks.*



## HIGHLIGHTS

Detached 5 bedroomed modern house with 3 reception rooms, timber framed double garage

Set in approximately 5.8 acres of land with approximately 3.45 acres of paddocks and 1.56 acres of woodland

Detached 2 bedroomed annexe for staff guests or family

Stable yard with 2 stables and 3 field shelters

40m x 20m Manege

Direct access to Shouldham Warren Woods

## ACCOMMODATION

5 double bedrooms & bathroom

Entrance Hall

Utility/ boot room

Sitting Room

Dining room

Large Kitchen

Cloakroom/ Washroom

Garage workshops

2 Bedroomed Annex

Stables & Manege

## LOCATION

Silver Birches is located on the edge of the desirable village of Shouldham adjacent to Shouldham Warren Woods providing extensive walks and rides through the forestry.

The village of Shouldham lies about 7 miles north east of Downham Market. The village clusters around the attractive village green, home to the King's Arms public house recently re-opened as a community pub. Also in the village, Chalk & Cheese also feature a gifts and local produce shop along with bar, restaurant and accommodation.

Shouldham Warren woods are owned by the Stow Estate but managed by the Forestry Commission, following recent discussions with Stow Estate regarding access within Shouldham Warren Woods, the area known as Shouldham Warren will now have the same access rights as the rest of Thetford Forest. Walking, Cycling and horse-riding will be managed under the open access policy and Carriage Driving will be managed under a permit system.

## DESCRIPTION

Within easy commuting distances of King's Lynn, Downham Market, Swaffham and Marham, this barn style modern house was built in 2003. The property adjoins is on the edge of the village adjoining Shouldham Warren woods. This substantial 5 bedroomed house provides up to 2863sqft (266sqm) of accommodation with a separate 2 bedroomed annexe in the grounds and stables.

## GROUND FLOOR ACCOMMODATION

### ENTRANCE HALL

Glazed front door leading to a spacious entrance hallway, stairs leading to first floor accommodation, with openings to kitchen, snug and, sitting room.

### KITCHEN 11'10" X 21'8"

Kitchen units with many original features, range cooker incorporated into the units door leading to reception room and further door leading to rear utility room and pantry.

### SNUG / RECEPTION ROOM 13'8" X 14'8"

A cosy snug with brick built fire place.

### SITTING ROOM 24'3" X 21'8"

Glazed French Doors leading out to garden and window to front radiators and central pendant light with wall lights.

### STUDY 11'10" X 6'11"

Private study with double glazed window overlooking rear garden.

### REAR HALL/ UTILITY ROOM 8'10" X 8'11"

Shelved office with oil fired boiler

## FIRST FLOOR ACCOMMODATION

### FIRST FLOOR LANDING

Stairs from entrance hall leading to long wide landing with window with doors leading to bedrooms and, bathroom.

### MASTER BEDROOM 12'4" X 14'4"

Original features such the north and south windows providing good light into the room, radiator.

### BEDROOM TWO 11'4" X 11'

Western aspect windows, radiator.

### BEDROOM THREE 11'10" X 9'7"

Window overlooking south garden radiator.

### BEDROOM FOUR 11'5" X 9'2"

Windows overlooking front yard, radiator

### BEDROOM FIVE 12'1" X 10'1"

Windows overlooking southern and western aspect, radiator

### OUTSIDE

The property is accessed by its own private drive enclosed with a pair of five bar gates with plenty of parking on the gravel drive. Open fronted barn style double garage with loft space above. The property enjoys a private fence garden overlooking the paddocks and beyond to the woodland.

### ANNEXE

A double chassis caravan base with wheels and clad in wood to give a log cabin appearance with its own private garden, lpg heating, plumbing with accommodation comprising of 2 double bedrooms, shower room, kitchen and sitting room.

## EQUESTRIAN FACILITIES

The stable yard provides two timber stables, 16'x12' and 12'x12', a wash down area, a tack/feed room, plus three field shelters two 18'x12' and one 16'x12' on a concrete base. The manege is made up of a rubber and silica mixed surface measuring 40m x 20m

## PADDOCKS AND GROUNDS

The permanent pasture grazing land extends to approximately 3.45 acres (1.4ha) which is divided into 8 fenced paddocks adjoining the woodland. Woods extends to 1.56 acres (0.6ha)

## TENURE & POSSESSION

Freehold with vacant possession on completion

## METHOD OF SALE

For sale by public auction on Friday 24th August 2018 at 12 noon to be held at Downham Market Auction Rooms

## SERVICES

The property is connected to mains water and electricity

## 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 June 2018

## SOLICITORS

Spire Solicitors Norwich, Holland Court, The Close, Norwich, Norfolk, NR1 4DY. Contact Sally Yaxley Tel: 01603 677020

## ADDITIONAL CHARGES

Administration Charge - 0.2% including VAT s subject to a minimum of £750.00 including VAT

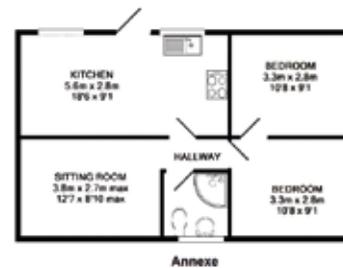
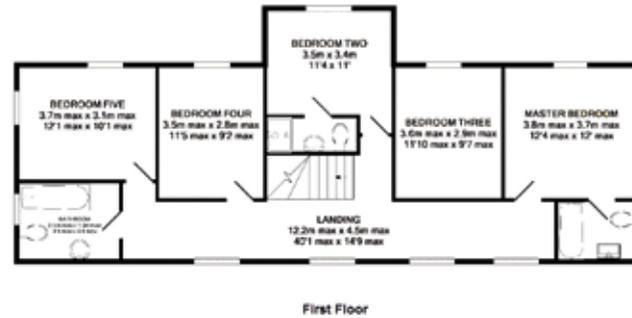
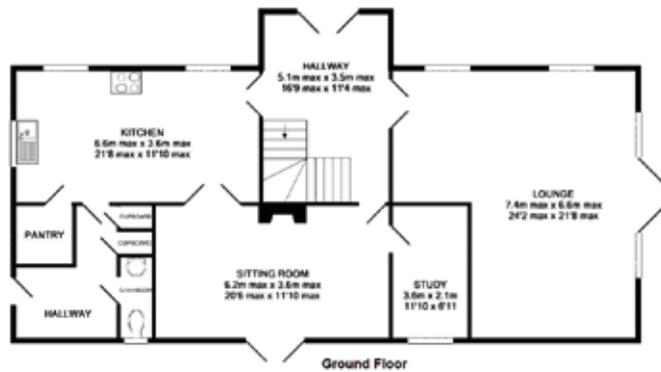
## Disbursements

Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

## VIEWINGS

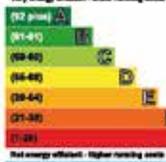
All enquiries should be directed to Marcus Hawkins (marcus@barryhawkins.co.uk) at The Estate Office, 15 Lynn Road, Downham Market, Norfolk, PE38 9NL. T: 01366387180





### Energy Efficiency Rating

Very energy efficient - lower running costs



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

### Top actions you can take to save money and make your home more efficient

| Recommended measures                        | Indicative cost | Typical savings over 3 years |
|---|-----------------|------------------------------|
| 1 Replace boiler with new condensing boiler | £2,200 - £3,000 | £ 126                        |
| 2 Solar water heating                       | £4,000 - £6,000 | £ 120                        |
| 3 Solar photovoltaic panels, 2.5 kWp        | £5,000 - £8,000 | £ 906                        |

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0900 123 1234 (standard national rates). The Green Deal may enable you to make your home warmer and cheaper to run.

### Important Notice

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. Particulars: 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.