

4 Bedroomed detached house for sale | Guide: **£325,000**

Highlights

- Subject to Agricultural Occupancy restriction
- Detached 4 bedroomed house
- Rural location
- 1.25 acres of gardens
- Integral garage
- Shared access

Description

This spacious detached house is situated on a generous plot of approximately 1.5 acres (STS) and benefits from having four bedrooms with an ensuite to the master bedroom with further bedrooms office garden room and good sized utility room plus an integral garage. The property is accessed via a long shared drive with Lode Hall.

Location

Three Holes is a picturesque Fenland hamlet, on the border between Norfolk and Cambridgeshire and approximately 8 miles from Wisbech, Downham Market and March. Nearby is the Norfolk village of Upwell, the famous home of Norfolk Punch, and Three Holes (formerly known as Wadingstow) is sat on the banks of the Old Croft river where it crosses Pophams Eau, and spans the river with a three arch bridge over, believed to be the source of the new name of the village. The location is ideally placed for commuters with ease of access to the A14, A1 and M11 motorway. .



London Lode House, Three Holes, PE14 9JW

Accommodation

Entrance lobby

Office: 3.0m x 5.5m

Entrance Hall

Utility: 3.0m x 2.9m fitted units with space for white goods

Kitchen: 3.56m x 6.09m newly fitted units with central island and white goods

Dining Room: 2.87m x 3.49m

Central Hallway: 5.33m x 3.14m

Garden Room: 4.52 x 4.00m with large floor to ceiling

Bathroom: sink and bath with shower

Bedroom 1: 4.06m x 4.61m with en-suite

Bedroom 2: 2.7m x 4.02m

Bedroom 3: 3.2m x 3.0m

Bedroom 4: 2.75m x 4.93m

Outside: the property is access via a long shared drive with 1.25 acres of gardens, with integral garage front gravel drive

EPC Rating: TBC

Restrictions

Please note that the property is subject to an agricultural occupancy restriction.

Local Authority

King's Lynn & West Norfolk borough Council, King's Court, Chapel Street, King's Lynn, Norfolk United Kingdom PE30 1EX T: 01553 618200

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Positive Covenant

The vendor will retain 50% of any development value for a period of 25 years.

Consideration will be 50% of the enhance value of the affected part. The enhance value shall be calculated by deducting from the Open Market Value of the affected part the aggregate of the current use value and the reasonable and proper cost and expenses reasonably incurred in obtaining relevant planning permission.

Areas & Plans

All plans are for identification purposes only and areas were taken from the rural land registry data October 2017

Enquiries

All enquiries should be directed to Marcus J Hawkins :

T: 01366 387180

E: marcus@barryhawkins.co.uk

The Estate Office, 15 Lynn Road, Downham Market, Norfolk PE38 9NL

IMPORTANT NOTICE:

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Any area, measurements or distances are approximate. The text photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning building regulation or other consents and Barry L Hawkins have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

